Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

2/227 HOGANS ROAD HOPPERS CROSSING VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$545,000 & \$585,000	Single Price			\$545,000	&	\$585,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$446,500	Prope	erty type	Unit		Suburb	Hoppers Crossing
Period-from	01 Jul 2024	to	30 Jun 2	2025	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/71 SYCAMORE STREET HOPPERS CROSSING VIC 3029	\$545,000	04-Mar-25
13 MOORILLAH STREET HOPPERS CROSSING VIC 3029	\$575,000	21-Feb-25
6 CANTAL COURT HOPPERS CROSSING VIC 3029	\$547,000	04-Mar-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 02 July 2025





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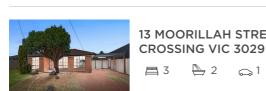


2/71 SYCAMORE STREET HOPPERS Sold Price **CROSSING VIC 3029**

\$545,000 Sold Date 04-Mar-25

Distance

1.69km



13 MOORILLAH STREET HOPPERS Sold Price

\$575,000 Sold Date 21-Feb-25

₾ 2 ⇔1

■ 3

二 2

Distance

0.68km



6 CANTAL COURT HOPPERS **CROSSING VIC 3029**

₾ 2 😞 1

Sold Price

\$547,000 Sold Date **04-Mar-25**

Distance 0.79km



17 SCHERBOURG PLACE HOPPERS Sold Price **CROSSING VIC 3029**

₽ 2

■ 3 ₽ 2 😞 2

\$575,000 Sold Date 13-Apr-25

Distance

0.79km

RS = Recent sale UN = Undisclosed Sale

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