

STATEMENT OF INFORMATION

Single residential property located
in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 13 Eyre Close, 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	\$799,900	or range between	\$	&	\$
--------------	-----------	------------------	----	---	----

Median sale price

(*Delete house or unit as applicable)

Median price	\$620,000			X	House		Suburb	Hoppers Crossing
Period - From	01 July 2024	to	30 June 2025	Source	Cotality			

Comparable property sales

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six 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

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 six months

Property data source: Corelogic.com.au.

This Statement of Information was prepared on 25th July 2025