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	1/127 BELLBRIDGE DRIVE 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	$420,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$637,500	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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
2/43 MACEDON STREET HOPPERS CROSSING VIC 3029	$450,000	15-Jun-25
2/1 VERNON COURT HOPPERS CROSSING VIC 3029	$440,000	19-Jun-25
1/30 TITUS AVENUE HOPPERS CROSSING VIC 3029	$450,000	16-May-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: 23 October 2025

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2/43 MACEDON STREET HOPPERS CROSSING VIC 3029

2 1 1

Sold Price **$450,000** Sold Date **15-Jun-25**

Distance **0.58km**



2/1 VERNON COURT HOPPERS CROSSING VIC 3029

2 1 1

Sold Price **$440,000** Sold Date **19-Jun-25**

Distance **0.55km**



1/30 TITUS AVENUE HOPPERS CROSSING VIC 3029

3 1 2

Sold Price **$450,000** Sold Date **16-May-25**

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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