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	2/252 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	$435,000	&	$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$445,000	Property type	Unit	Suburb	Hoppers Crossing
Period-from	01 Jan 2025	to	31 Dec 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
1/7 BARTLETT CRESCENT HOPPERS CROSSING VIC 3029	$440,000	09-Sep-25
4/3 REDWOOD DRIVE HOPPERS CROSSING VIC 3029	$430,000	22-Aug-25
1/25 CATION AVENUE HOPPERS CROSSING VIC 3029	$440,000	29-Jul-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: 19 January 2026