Harcourts Werribee

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	43 Carruthers Drive, Hoppers Crossing

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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median price	$695,000	*House	X	*Unit		Suburb	HOPPERS CROSSING
Period - From	July 2025	to	Jan 2026			Source	CORE LOGIC

Comparable property sales

B* The estate agent believes there are less than three comparable properties sold within 2km's of this property in the last six months.

Property data source: Corelogic.com.au. Generated on 16th January 2026