Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AFoftheEstateAgents Act 1980

Property offered for sale

Address Including suburb and postcode	637 TARNEIT ROAD HOPPERS CROSSING VIC 3029

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		~~or range~~ between	$1,500,000	&	$1,600,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price	$688,250	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Aug 2025	to	30 Sep 2026	Source	Cotality

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

A* ~~These arethe threepropertiessoldwithintwokilometresof theproperty 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

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: 17 Aug 2026