

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

1/20 BRANTON 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,500

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Mar 2025

to

28 Feb 2026

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

1/73 MORRIS ROAD HOPPERS CROSSING VIC 3029	\$496,000	24-Dec-25
1/3 SECOND AVENUE HOPPERS CROSSING VIC 3029	\$515,500	15-Mar-25
2/3 SECOND AVENUE HOPPERS CROSSING VIC 3029	\$495,000	20-Aug-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: 16 March 2026



**1/73 MORRIS ROAD HOPPERS
CROSSING VIC 3029**

 2  1  1

Sold Price

^{RS}

\$496,000

Sold Date

24-Dec-25

Distance

0.38km



**1/3 SECOND AVENUE HOPPERS
CROSSING VIC 3029**

 2  1  1

Sold Price

\$515,500

Sold Date

15-Mar-25

Distance

0.73km



**2/3 SECOND AVENUE HOPPERS
CROSSING VIC 3029**

 2  1  2

Sold Price

\$495,000

Sold Date

20-Aug-25

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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