

## 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

170 BETHANY ROAD HOPPERS CROSSING VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jul 2025

to

30 Jun 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 27 TOULOUSE CRESCENT HOPPERS CROSSING VIC 3029 | \$770,000 | 27-Feb-26 |
| 3 LISA COURT HOPPERS CROSSING VIC 3029         | \$571,000 | 17-Feb-25 |
| 15 GIANNI COURT TARNEIT VIC 3029               | \$725,000 | 21-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: 20 July 2026


**27 TOULOUSE CRESCENT  
HOPPERS CROSSING VIC 3029**

 3
  2
  2

Sold Price **\$770,000** Sold Date **27-Feb-26**

Distance **0.15km**


**3 LISA COURT HOPPERS  
CROSSING VIC 3029**

 4
  2
  2

Sold Price **\$571,000** Sold Date **17-Feb-25**

Distance **0.2km**


**15 GIANNI COURT TARNEIT VIC  
3029**

 4
  2
  2

Sold Price **\$725,000** Sold Date **21-May-25**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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