

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 579 Sayers Road, 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 \$2,100,000 & \$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median price \$685,000 *House ☒ *Unit ☐ Suburb Hoppers Crossing
Period - From May 2025 to Nov 2025 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|------------------------------------|-------------|---------------------------|
| 763 Sayers Road, Hoppers Crossing | \$2,360,000 | 13 th May 2025 |
| 689 Tarneit Road, Hoppers Crossing | \$2,400,000 | 1 st Sep 2025 |
| 653 Tarneit Road, Hoppers Crossing | \$2,560,000 | 26 th Aug 2025 |

Property data source: Corelogic.com.au. Generated on 10th November 2025.