

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

13/595 TARNEIT 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 May 2025

to

30 Apr 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

12/595 TARNEIT ROAD HOPPERS CROSSING VIC 3029	\$385,000	16-Nov-25
42/2 GLENDALE COURT WERRIBEE VIC 3030	\$365,000	15-Jan-26
56/2 GLENDALE COURT WERRIBEE VIC 3030	\$360,000	06-Mar-26

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: 14 May 2026

Trish Oliver
M 0429128633
E trish@myagentre.com.au



**12/595 TARNEIT ROAD HOPPERS
CROSSING VIC 3029**

 2  1  1

Sold Price **\$385,000** Sold Date **16-Nov-25**

Distance **0km**



**42/2 GLENDALE COURT
WERRIBEE VIC 3030**

 2  1  1

Sold Price ^{RS} **\$365,000** ^{UN} Sold Date **15-Jan-26**

Distance **2.8km**



**56/2 GLENDALE COURT
WERRIBEE VIC 3030**

 2  1  1

Sold Price ^{RS} **\$360,000** ^{UN} Sold Date **06-Mar-26**

Distance **2.8km**

RS = Recent sale **UN** = Undisclosed Sale

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