

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

17/151-167 BETHANY 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

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

3/151-167 BETHANY ROAD HOPPERS CROSSING VIC 3029	\$470,000	05-Feb-26
18/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029	\$450,000	02-Feb-26
2/7 ADRIAN CIRCUIT TARNEIT VIC 3029	\$475,000	13-Feb-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: 15 July 2026



3/151-167 BETHANY ROAD HOPPERS CROSSING VIC 3029

2 1 1

Sold Price **\$470,000** Sold Date **05-Feb-26**

Distance **0.08km**



18/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029

2 1 1

Sold Price **\$450,000** Sold Date **02-Feb-26**

Distance **0.19km**



2/7 ADRIAN CIRCUIT TARNEIT VIC 3029

2 1 1

Sold Price **\$475,000** Sold Date **13-Feb-26**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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