

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

3 PENTLOWE STREET 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Aug 2025

to

31 Jul 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

41 ROSELAND CRESCENT HOPPERS CROSSING VIC 3029	\$680,000	20-May-26
9 ROSELAND CRESCENT HOPPERS CROSSING VIC 3029	\$665,000	17-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: 21 August 2026



**41 ROSELAND CRESCENT
HOPPERS CROSSING VIC 3029**

 3  1  3

Sold Price **\$680,000** Sold Date **20-May-26**

Distance **0.61km**



**9 ROSELAND CRESCENT HOPPERS
CROSSING VIC 3029**

 3  1  2

Sold Price **\$665,000** Sold Date **17-Mar-26**

Distance **0.49km**

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

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