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COMPARATIVE MARKET ANALYSIS

38 MIRAMBEEK ROAD, HOPPERS CROSSING, VIC 3029

PREPARED BY NAMAN VOHRA, FIRST NATIONAL 101 REALTY

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Owner Details

Owner Name(s): THE PROPRIETORS
Owner Address: N/A
Phone(s):

Owner Type: Owner Occupied

Property Details

4 2 4

Property Type: House - N/A
RPD: 638//LP206762 (9876252)

Area: 661 m²
Area $/m2:
Land Use: DETACHED DWELLING
Water/Sewerage:
Zoning
Property ID: 4381972 / VIC1793989
Council: WYNDHAM CITY
UBD Ref: UBD Ref: 277 C15
Features: Deck, Improvements: Courtyard, Dishwasher

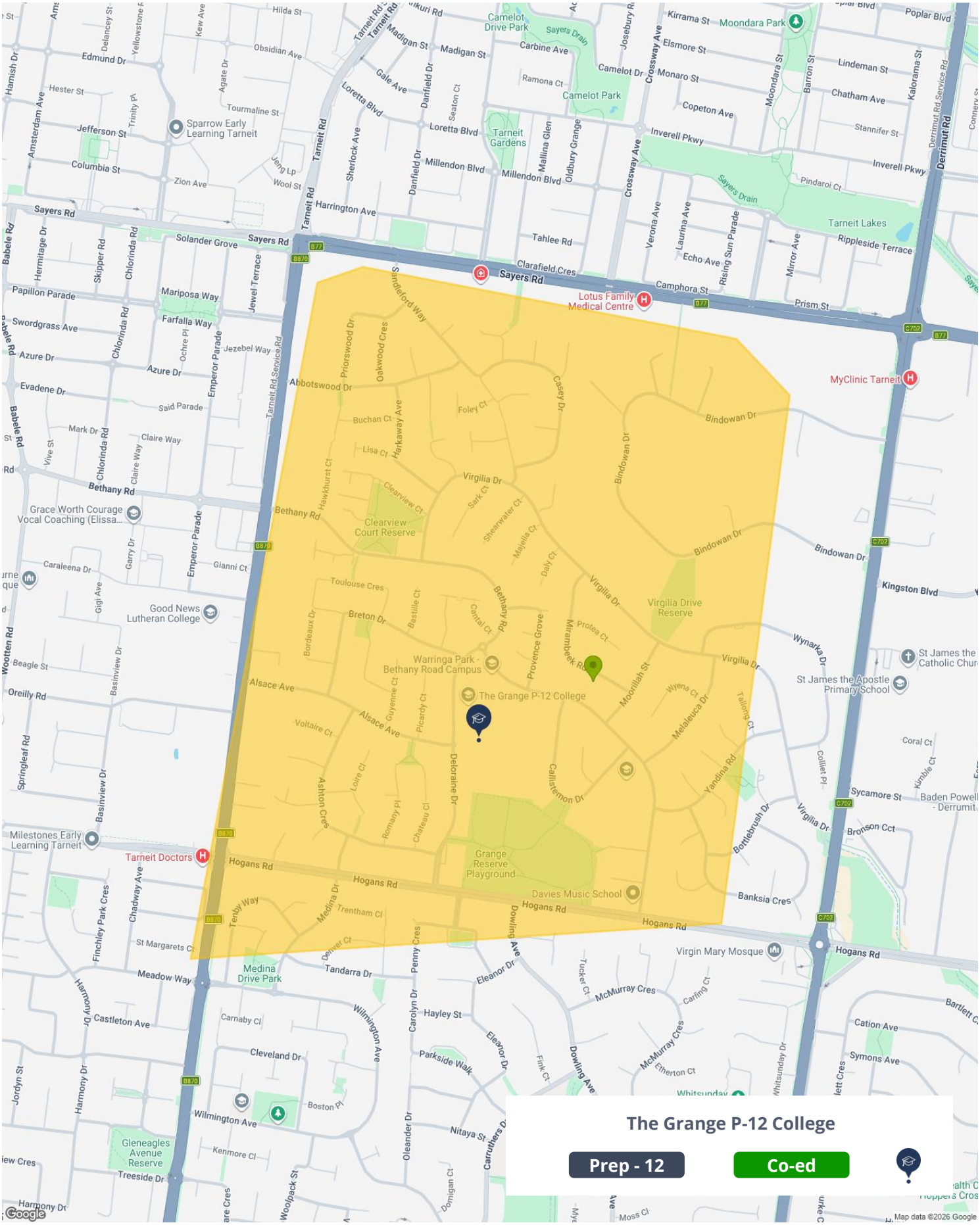
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
$ 0	06/07/2021	THE PROPRIETORS	661 m²	Nils And Wills	No
$ 0	25/02/2010	THE PROPRIETORS	661 m²	Nils And Wills	No
$ 265,000	14/02/2005	THE PROPRIETORS	661 m²	Normal Sale	No
$ 135,000	01/12/1998	THE PROPRIETORS	661 m²	Normal Sale	No

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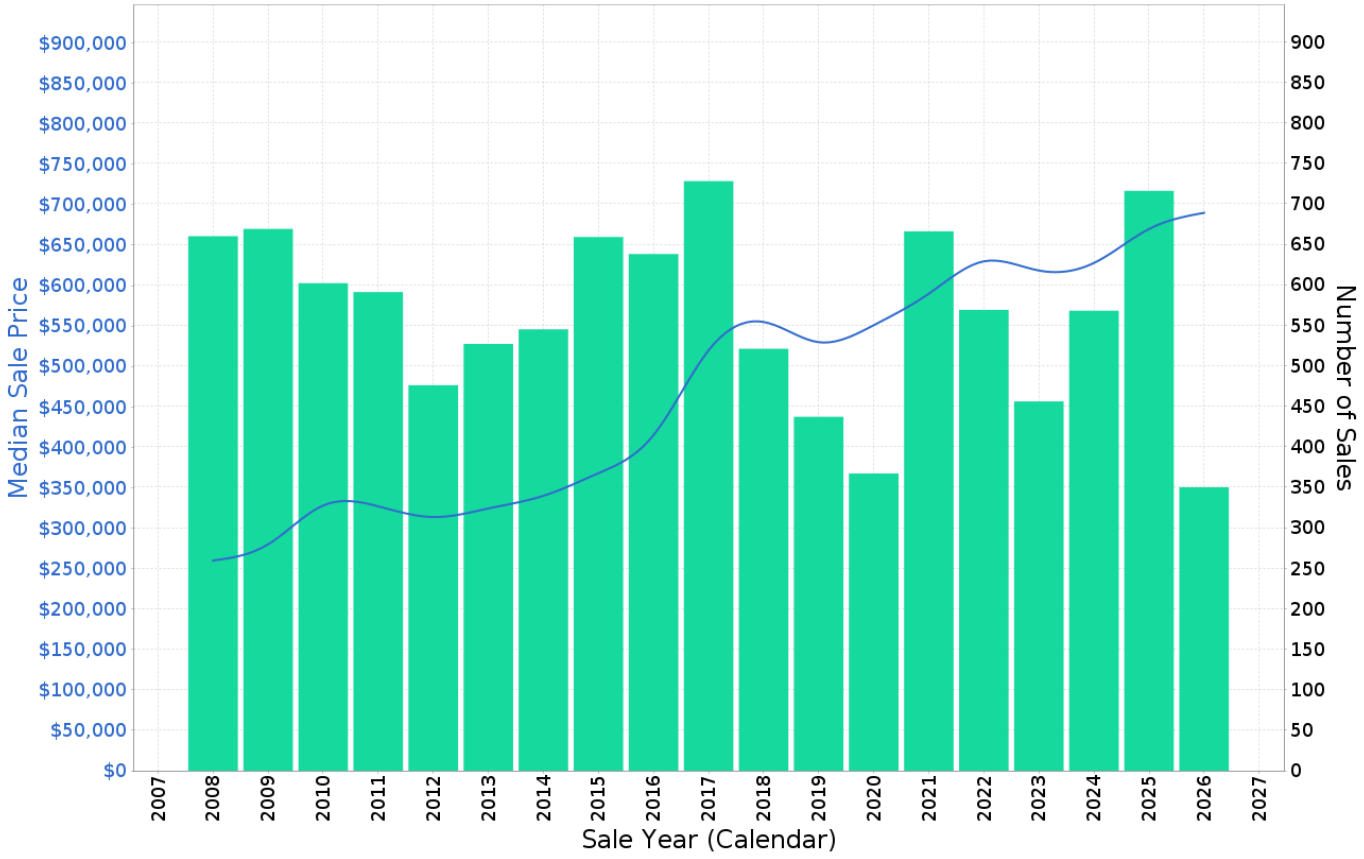
School Catchment Areas



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Sales & Growth Chart (House)

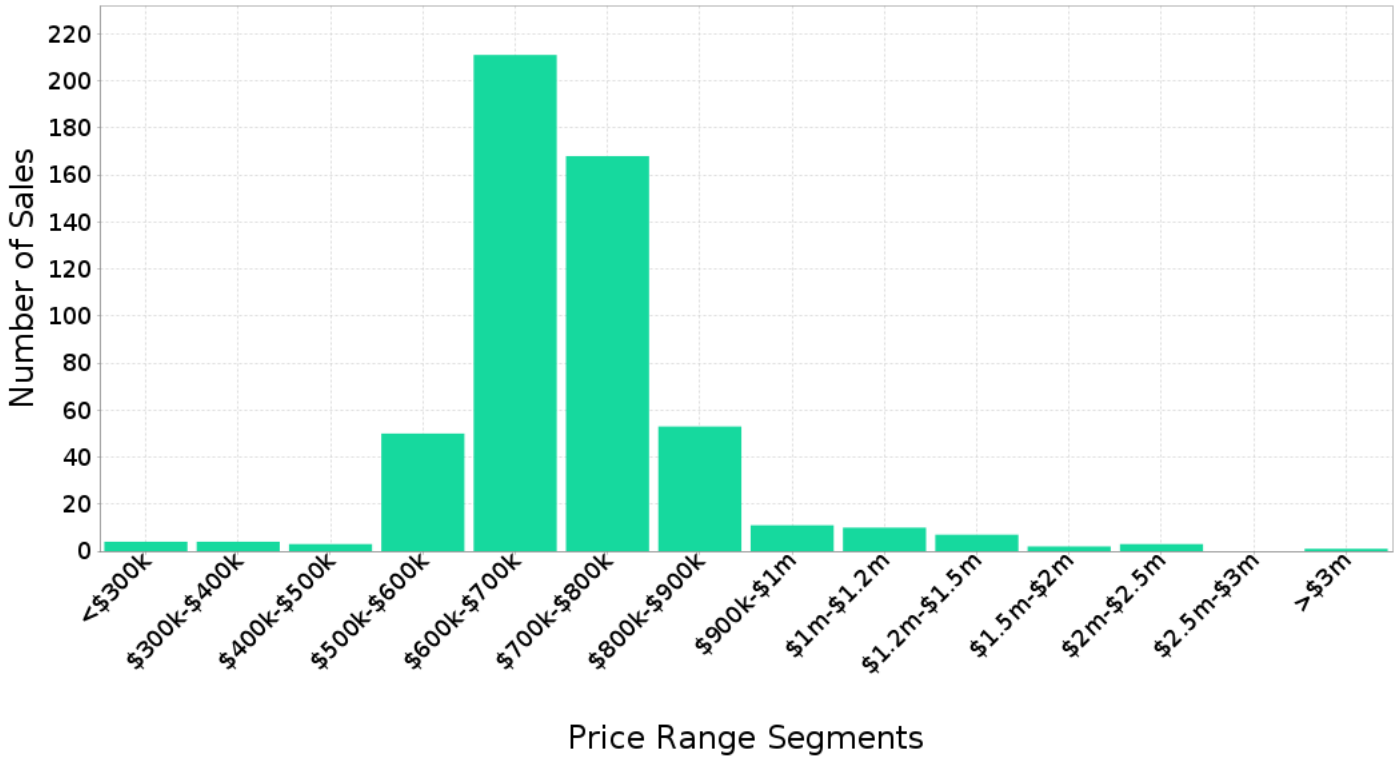
Year	No. of Sales	Average	Median	Growth	Low	High
2008	660	$ 284,071	$ 260,000		$ 80,000	$ 5,365,000
2009	669	$ 293,617	$ 280,000	7.7 %	$ 105,000	$ 1,399,998
2010	602	$ 346,691	$ 328,000	17.1 %	$ 110,000	$ 1,040,000
2011	591	$ 344,558	$ 327,000	-0.3 %	$ 7,000	$ 1,050,000
2012	476	$ 335,650	$ 313,750	-4.1 %	$ 40,000	$ 880,000
2013	527	$ 348,366	$ 324,350	3.4 %	$ 20,000	$ 1,640,000
2014	545	$ 369,883	$ 340,000	4.8 %	$ 100,000	$ 1,560,000
2015	659	$ 404,227	$ 368,000	8.2 %	$ 130,000	$ 1,800,000
2016	638	$ 444,810	$ 415,000	12.8 %	$ 185,000	$ 2,050,000
2017	728	$ 581,157	$ 520,000	25.3 %	$ 200,000	$ 18,000,000
2018	521	$ 602,251	$ 555,000	6.7 %	$ 166,000	$ 2,400,000
2019	437	$ 567,962	$ 530,000	-4.5 %	$ 77,000	$ 2,250,000
2020	367	$ 602,161	$ 551,000	4.0 %	$ 167,000	$ 1,910,000
2021	666	$ 641,227	$ 590,000	7.1 %	$ 317,000	$ 3,500,000
2022	569	$ 691,125	$ 630,000	6.8 %	$ 320,000	$ 3,400,000
2023	456	$ 661,808	$ 618,650	-1.8 %	$ 250,000	$ 2,600,000
2024	568	$ 685,353	$ 628,000	1.5 %	$ 29,999	$ 2,551,000
2025	716	$ 704,956	$ 670,000	6.7 %	$ 56,285	$ 2,560,000
2026	350	$ 722,003	$ 690,000	3.0 %	$ 145,000	$ 4,000,000



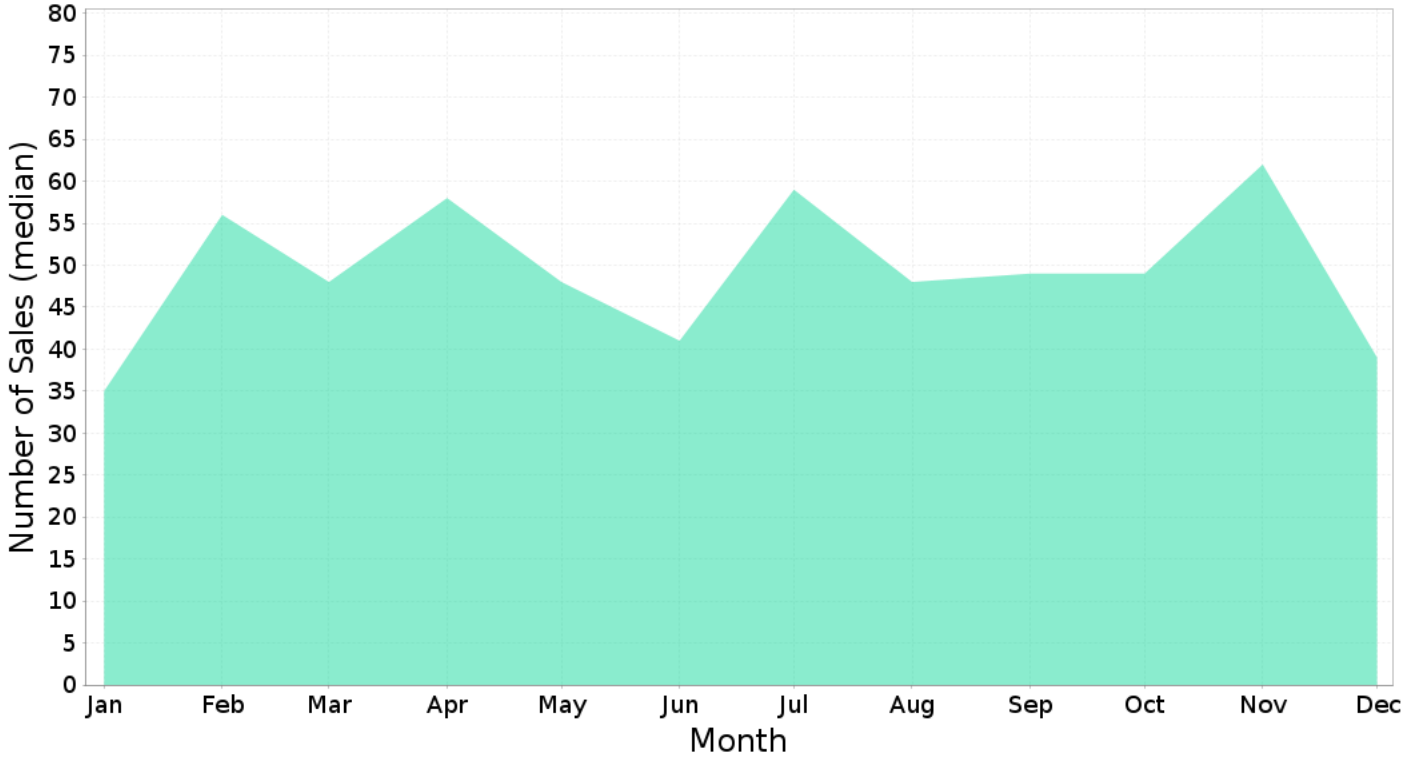
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Price Segmentation

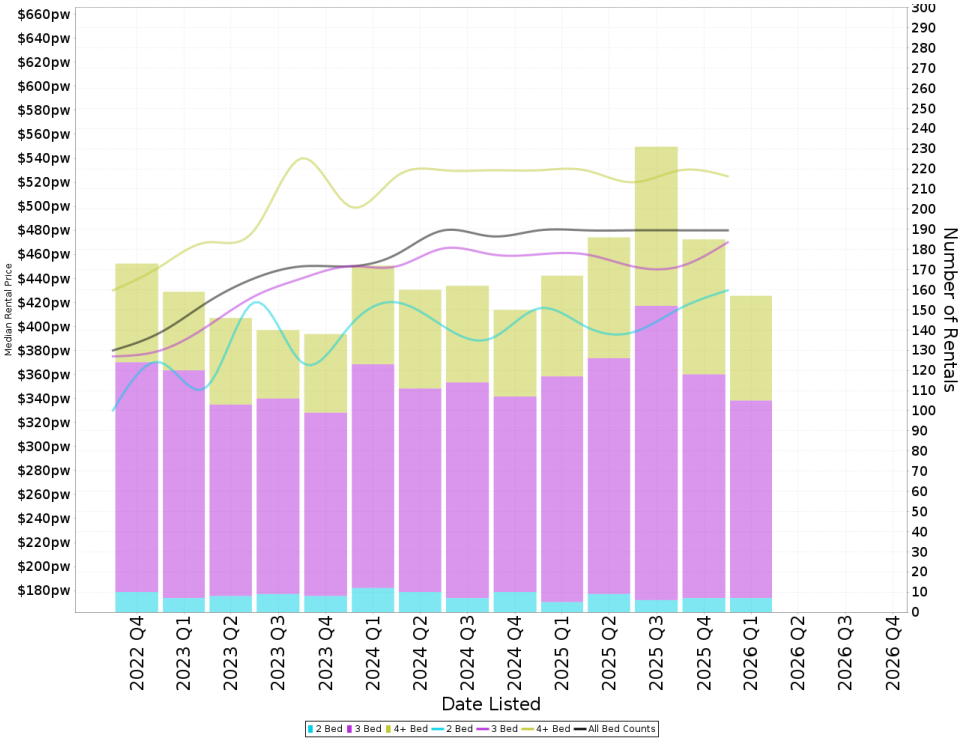


Peak Selling Periods



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.9%

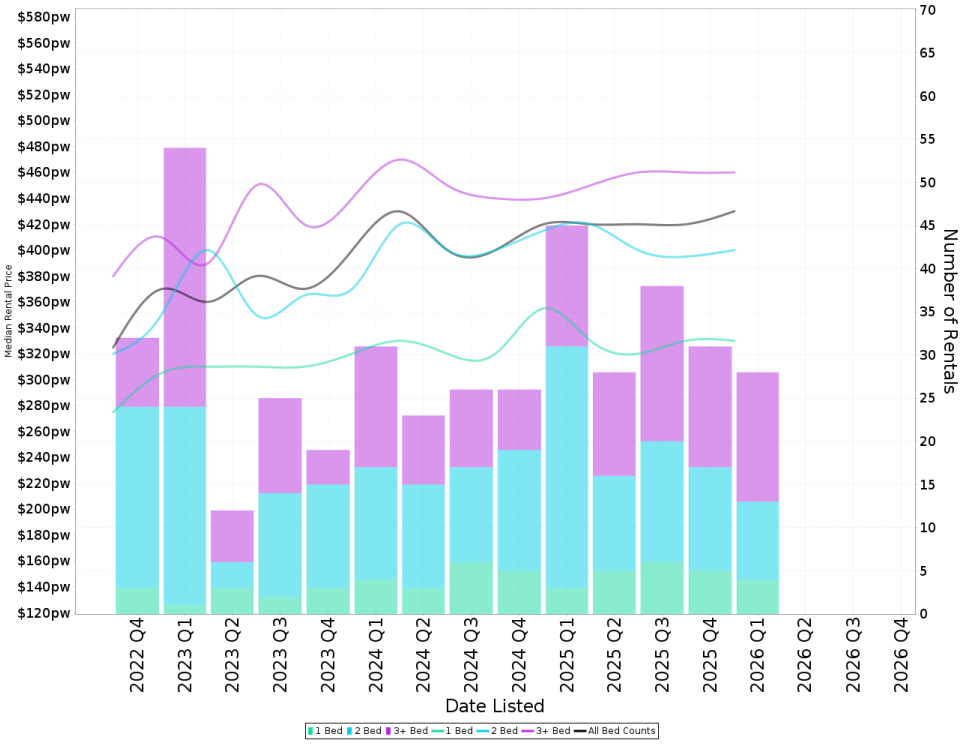
Current Median Price: $693,750
Previous Median Price: $655,000
Based on 1220 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: $693,750
Current Median Rent: $480
Based on 342 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+10.9%

Current Median Price: $500,000
Previous Median Price: $451,000
Based on 191 registered Unit sales compared over the last two rolling 12 month periods.

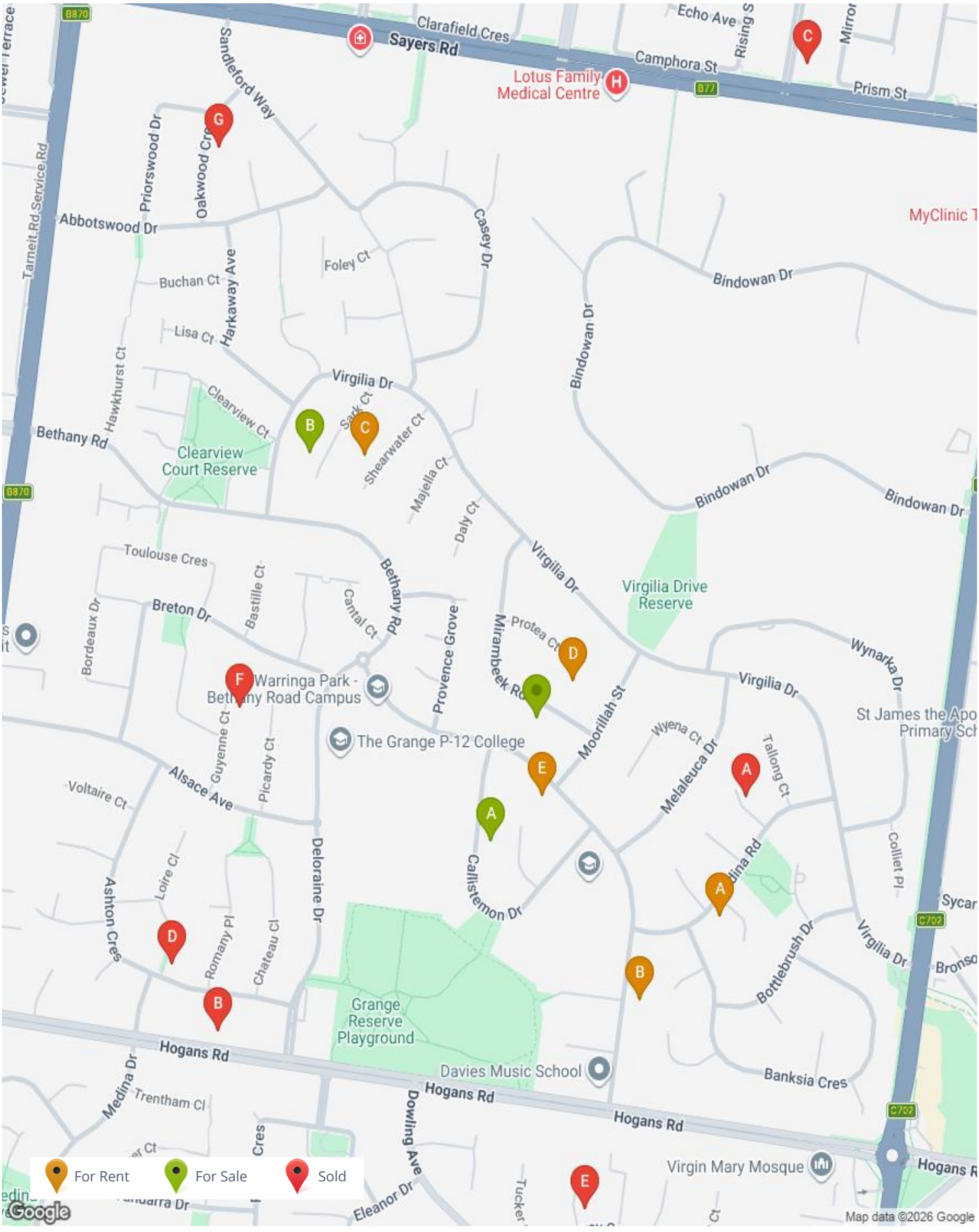
Suburb Rental Yield

+4.4%

Current Median Price: $500,000
Current Median Rent: $420
Based on 59 registered Unit rentals compared over the last 12 months.

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Comparable Properties Map



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Nearby Comparable Rental Properties

There are 5 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is $480 and the highest for rent price is $550 with a median rental price of $500. Days listed ranges from 11 to 78 days with the average currently at 41 days for these selected properties.

10 PARUNA PL, HOPPERS CROSSING 3029

UBD Ref: Melbourne - 277 D16 | 3 | 1 | 3



Property Type: House
Area: 653 m²
RPD: 182//LP134047

Current Rent Price: **$480 per week**
First Rent Price: **$480 per week**
Month Listed: **September 2026**
Days on Market: **64 Days**

Features: FIRE PLACE, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: GARDEN, CLOSE TO SHOPS, FLOORBOARDS, SECURE PARKING

A

14 BETHANY RD, HOPPERS CROSSING 3029

UBD Ref: Melbourne - 277 D17 | 3 | 2 | 2



Property Type: House
Area: 700 m² (125 m²)
RPD: 470//LP206195

Current Rent Price: **$550 per week**
First Rent Price: **$550 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **28 Days**

Features:

B

13 SHEARWATER CRT, HOPPERS CROSSING 3029

UBD Ref: Melbourne - 277 B13 | 3 | 1 | 4



Property Type: House
Area: 644 m²
RPD: 46//LP216031

Current Rent Price: **$500 per week**
First Rent Price: **$540 per week**
Month Listed: **August 2026**
Days on Market: **78 Days**

Features:

C

12 PROTEA CRT, HOPPERS CROSSING 3029

UBD Ref: Melbourne - 277 C15 | 3 | 2 | 2



Property Type: House
Area: 702 m²
RPD: 611//LP206761

Current Rent Price: **$500 per week**
First Rent Price: **$500 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **11 Days**

Features: ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, IMPROVEMENTS: GARDEN,

D

37 BETHANY RD, HOPPERS CROSSING 3029

UBD Ref: Melbourne - 277 C16 | 3 | 1 | 2



Property Type: House
Area: 568 m² (120 m²)
RPD: 671//LP214000

Current Rent Price: **$480 per week**
First Rent Price: **$480 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **28 Days**

Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: SECURE PARKING, GARDEN, CLOSE TO SHOPS

E

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Nearby Comparable For Sale Properties

There are 2 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is $700,000 and the highest for sale price is $800,000 with a median sale price of $750,000. Days listed ranges from 84 to 296 days with the average currently at 190 days for these selected properties.

13 CALLISTEMON DR, HOPPERS CROSSING 3029

UBD Ref: Melbourne - 277 C16
Distance from Property: 210m

5 3 2



Property Type: House
Area: 568 m²
RPD: 702//LP214001

Features: AIR CONDITIONED

Current List Price: **$849,999**
First List Price: $899,999
Date Listed: 20/01/2026 Days Listed: **296 Days**
Listed Price Change: **-5.9%**

A

14 SARK CRT, HOPPERS CROSSING 3029

UBD Ref: Melbourne - 277 B13
Distance from Property: 572m

3 2 2



Property Type: House
Area: 549 m²
RPD: 169//LP221771

Features: STUDY, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, DISHWASHER

Current List Price: **$700,000 - $740,000**
First List Price: $700,000 - $740,000
Date Listed: 19/08/2026 Days Listed: **84 Days**
Listed Price Change:

B

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Nearby Comparable Sold Properties

There are 7 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is $700,000 and the highest sale price is $820,000 with a median sale price of $722,000. Days listed ranges from 17 to 159 days with the average currently at 61 days for these selected properties.

7 KAWANA CRT, HOPPERS CROSSING, VIC 3029

UBD Ref: Melbourne - 277 E15
Distance from Property: 380m
4 2 4



Property Type: House
Area: 650 m² (23 m²)
Area $/m2: $1,100($31,087)
RPD: 168//LP135434

Features: STUDY, AIR CONDITIONED

Sale Price: **$715,000 (Normal Sale)**
Sale Date: 02/06/2026 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

A

324 HOGANS RD, HOPPERS CROSSING, VIC 3029

UBD Ref: Melbourne - 277 A17
Distance from Property: 736m
4 2 2



Property Type: House
Area: 608 m²
Area $/m2: $1,188
RPD: 62//PS322028

Features:

Sale Price: **$722,000 (Recent Advice - Sale)**
Sale Date: 31/08/2026 Days to Sell: **61 Days**
Last Price: $700,000-$750,000 Chg %:
First Price: $700,000-$750,000 Chg %:

B

4 REFLECTIONS BVD, TARNEIT, VIC 3029

UBD Ref: Melbourne - 277 E11
Distance from Property: 1.1km
4 2 2



Property Type: House
Area: 512 m²
Area $/m2: $1,602
RPD: 120//PS606370

Features: IMPROVEMENTS: DISHWASHER

Sale Price: **$820,000 (Normal Sale)**
Sale Date: 05/05/2026 Days to Sell: **159 Days**
Last Price: For Sale Chg %:
First Price: Contact Agent !! Chg %:

C

16 ASHTON CRES, HOPPERS CROSSING, VIC 3029

UBD Ref: Melbourne - 277 A17
Distance from Property: 736m
5 2 2



Property Type: House
Area: 612 m²
Area $/m2: $1,258
RPD: 148//PS338004

Features:

Sale Price: **$770,000 (Normal Sale)**
Sale Date: 29/05/2026 Days to Sell: **24 Days**
Last Price: $750,000 - $790,000 Chg %:
First Price: $780,000 - $810,000 Chg %: **-1.3%**

D

54 MCMURRAY CRES, HOPPERS CROSSING, VIC 3029

UBD Ref: Melbourne - 277 D18
Distance from Property: 779m
4 2 2



Property Type: House
Area: 682 m²
Area $/m2: $1,144
RPD: 635//LP219784

Features:

Sale Price: **$780,000 (Normal Sale)**
Sale Date: 18/05/2026 Days to Sell: **17 Days**
Last Price: $750,000 - $800,000 Chg %:
First Price: $750,000 - $800,000 Chg %:

E

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13 GUYENNE CRT, HOPPERS CROSSING, VIC 3029

UBD Ref: Melbourne - 277 A15
Distance from Property: 510m

4 2 2



Property Type: House
Area: 528 m²
Area $/m2: $1,348
RPD: 321//PS403710

Features: STUDY

Sale Price: **$712,000 (Recent Advice - Sale)**
Sale Date: 29/09/2026 Days to Sell: **N/A**
Last Price: For Sale Chg %:
First Price: For Sale Chg %:

F

12 OAKWOOD CRES, HOPPERS CROSSING, VIC 3029

UBD Ref: Melbourne - 277 A12
Distance from Property: 1.1km

4 2 2



Property Type: House
Area: 549 m²
Area $/m2: $1,275
RPD: 355//PS326138

Features:

Sale Price: **$700,000 (Recent Advice - Sale)**
Sale Date: 11/09/2026 Days to Sell: **44 Days**
Last Price: $700,000-$770,000 Chg %:
First Price: $730,000-$780,000 Chg %: **-4.1%**

G

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Appraisal Price

This market analysis has been prepared on 11/11/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

$750,000

$500pw to $550pw
Yield Estimate: 3.5%

Contact your agent for further information:

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Email:	naman@101realty.com.au