

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

1 STEPHEN COURT 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

\$725,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Sep 2025

to

31 Aug 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

13 SNEAD CLOSE HOPPERS CROSSING VIC 3029	770000	15-Jun-26
21 LONSDALE CIRCUIT HOPPERS CROSSING VIC 3029	750000	26-Aug-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.

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	13 SNEAD CLOSE HOPPERS		Sold Price	770000	Sold Date	15-Jun-26
	CROSSING VIC 3029				Distance	0.9km
	 4	 2	 2			

GENERAL SALES OFFICE AT 13 SNEAD CLOSE
HOPPERS CROSSING VIC 3029



	21 LONSDALE CIRCUIT HOPPERS		Sold Price	^{RS} 750000	Sold Date	26-Aug-26
	CROSSING VIC 3029				Distance	1.66km
	 3	 2	 2			



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

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