

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

2/74 SPRING DRIVE 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

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

2/9 BARROT AVENUE HOPPERS CROSSING VIC 3029	\$570,000	05-Jun-26
1 HEDLEY STREET HOPPERS CROSSING VIC 3029	\$570,000	18-Aug-26
1/16 BARKLYA COURT HOPPERS CROSSING VIC 3029	\$575,000	19-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: 07 September 2026



2/9 BARROT AVENUE HOPPERS CROSSING VIC 3029

3 2 -

Sold Price

^{RS}

\$570,000

Sold Date **05-Jun-26**

Distance **0.32km**



1 HEDLEY STREET HOPPERS CROSSING VIC 3029

3 1 -

Sold Price

Sold Date **18-Aug-26**

Distance **1.24km**



1/16 BARKLYA COURT HOPPERS CROSSING VIC 3029

3 1 2

Sold Price

\$575,000

Sold Date **19-Mar-26**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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