

## 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

72 BIRCHWOOD BOULEVARD HOPPERS CROSSING VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$688,250

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jun 2025

to

31 May 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 ACER TERRACE HOPPERS CROSSING VIC 3029        | \$760,000 | 10-Mar-26 |
| 92 GREVILLEA CRESCENT HOPPERS CROSSING VIC 3029 | \$770,000 | 30-Oct-25 |
| 89 GREVILLEA CRESCENT HOPPERS CROSSING VIC 3029 | \$750,000 | 08-Aug-25 |

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: 25 June 2026



**3 ACER TERRACE HOPPERS  
CROSSING VIC 3029**

 3  2  2

Sold Price **\$760,000** Sold Date **10-Mar-26**

Distance **0.07km**



**92 GREVILLEA CRESCENT  
HOPPERS CROSSING VIC 3029**

 3  2  2

Sold Price **\$770,000** Sold Date **30-Oct-25**

Distance **0.17km**



**89 GREVILLEA CRESCENT  
HOPPERS CROSSING VIC 3029**

 3  2  1

Sold Price **\$750,000** Sold Date **08-Aug-25**

Distance **0.19km**



**25 DONA DRIVE HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price **\$757,000** Sold Date **11-Sep-25**

Distance **0.25km**



**20 CARSHALTON COURT  
HOPPERS CROSSING VIC 3029**

 3  2  2

Sold Price **\$780,000** Sold Date **17-Nov-25**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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