

## 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 GUYENNE COURT HOPPERS CROSSING VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$745,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 IXIA CLOSE HOPPERS CROSSING VIC 3029	\$760,000	21-Feb-25
65 DELORAINE DRIVE HOPPERS CROSSING VIC 3029	\$740,000	07-Dec-24
7 FLEETWOOD COURT HOPPERS CROSSING VIC 3029	\$810,000	04-Dec-24

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: 01 April 2025



## 2 IXIA CLOSE HOPPERS CROSSING VIC 3029

 4  2  2

Sold Price

**\$760,000**

Sold Date

**21-Feb-25**

Distance

**3.25km**



## 65 DELORAINE DRIVE HOPPERS CROSSING VIC 3029

 4  2  2

Sold Price

**\$740,000**

Sold Date

**07-Dec-24**

Distance

**0.28km**



## 7 FLEETWOOD COURT HOPPERS CROSSING VIC 3029

 4  2  2

Sold Price

**\$810,000**

Sold Date

**04-Dec-24**

Distance

**0.59km**

RS = Recent sale

UN = Undisclosed Sale

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