

## 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

16 MORROW PLACE 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,107,500

Property type

Land

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

4 MCKENZIE CRESCENT HOPPERS CROSSING VIC 3029	\$625,500	12-Oct-24
25 DOWLING AVENUE HOPPERS CROSSING VIC 3029	\$630,000	12-Feb-25
170 DERRIMUT ROAD HOPPERS CROSSING VIC 3029	\$656,500	12-Oct-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: 05 April 2025



**4 MCKENZIE CRESCENT HOPPERS  
 CROSSING VIC 3029**

 3  1  -

Sold Price

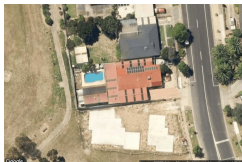
**\$625,500**

Sold Date

**12-Oct-24**

Distance

**0.3km**



**25 DOWLING AVENUE HOPPERS  
 CROSSING VIC 3029**

 3  1  4

Sold Price

**\$630,000**

Sold Date

**12-Feb-25**

Distance

**0.4km**



**170 DERRIMUT ROAD HOPPERS  
 CROSSING VIC 3029**

 3  1  2

Sold Price

**\$656,500**

Sold Date

**12-Oct-24**

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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