

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 (*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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