

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

2/227 HOGANS ROAD 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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,500

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Jul 2024

to

30 Jun 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

2/71 SYCAMORE STREET HOPPERS CROSSING VIC 3029	\$545,000	04-Mar-25
13 MOORILLAH STREET HOPPERS CROSSING VIC 3029	\$575,000	21-Feb-25
6 CANTAL COURT HOPPERS CROSSING VIC 3029	\$547,000	04-Mar-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: 02 July 2025



**2/71 SYCAMORE STREET HOPPERS
CROSSING VIC 3029**

Sold Price

\$545,000

Sold Date

04-Mar-25

 3  2  1

Distance

1.69km



**13 MOORILLAH STREET HOPPERS
CROSSING VIC 3029**

Sold Price

\$575,000

Sold Date

21-Feb-25

 3  2  1

Distance

0.68km



**6 CANTAL COURT HOPPERS
CROSSING VIC 3029**

Sold Price

\$547,000

Sold Date

04-Mar-25

 2  2  1

Distance

0.79km



**17 SCHERBOURG PLACE HOPPERS
CROSSING VIC 3029**

Sold Price

\$575,000

Sold Date

13-Apr-25

 3  2  2

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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