

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/ 5 DYER STREET 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Aug 2024

to

31 Jul 2025

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

11 BOSTON PLACE HOPPERS CROSSING VIC 3029	\$630,000	09-Feb-25
6A MCKENZIE CRESCENT HOPPERS CROSSING VIC 3029	\$690,000	19-Apr-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: 07 August 2025



**11 BOSTON PLACE HOPPERS
CROSSING VIC 3029**

 3  2  1

Sold Price **\$630,000** Sold Date **09-Feb-25**

Distance **2.18km**



**6A MCKENZIE CRESCENT
HOPPERS CROSSING VIC 3029**

 3  2  2

Sold Price **\$690,000** Sold Date **19-Apr-25**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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