

## 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

20 & 22 ROSELAND CRESCENT HOPPERS CROSSING VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Feb 2024

to

31 Jan 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 113 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029 | \$653,000 | 17-Jan-25 |
| 30 BOURKE CRESCENT HOPPERS CROSSING VIC 3029    | \$600,000 | 18-Jan-25 |
| 33 REGENT STREET HOPPERS CROSSING VIC 3029      | \$615,000 | 23-Jan-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: 12 February 2025



## 113 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029

3 2 -

Sold Price

RS

**\$653,000**

Sold Date

**17-Jan-25**

Distance

**0.36km**



## 30 BOURKE CRESCENT HOPPERS CROSSING VIC 3029

3 1 -

Sold Price

RS

**\$600,000**

Sold Date

**18-Jan-25**

Distance

**1.73km**



## 33 REGENT STREET HOPPERS CROSSING VIC 3029

3 2 2

Sold Price

RS

**\$615,000**

Sold Date

**23-Jan-25**

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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