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	207 Morris Road, Hoppers Crossing, VIC 3029
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$675,000	&	\$725,000
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Median sale price

Median price	\$650,000		Property Typ	e Hous	е	Suburb	Hoppers Crossing (3029)
Period - From	01/11/2024	to	31/10/2025	Source	Cotality		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
9 HAMPTON COURT, HOPPERS CROSSING VIC 3029	\$710,000	28/08/2025
7 RESERVE ROAD, HOPPERS CROSSING VIC 3029	\$720,000	28/09/2025
29 PANNAM DRIVE, HOPPERS CROSSING VIC 3029	\$690,000	21/06/2025

This Statement of Information was prepared on:	19/11/2025
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