

## 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

22B SANDLEFORD WAY HOPPERS CROSSING VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$499,000

&

\$548,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Mar 2024

to

28 Feb 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

|   |           |           |
|---|-----------|-----------|
| 17 MERRETT AVENUE HOPPERS CROSSING VIC 3029     | \$530,000 | 08-Feb-25 |
| 24 MCCORMACK CRESCENT HOPPERS CROSSING VIC 3029 | \$535,000 | 30-Dec-24 |
| 12 SHEEPRUN PLACE HOPPERS CROSSING VIC 3029     | \$543,000 | 15-Feb-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: 17 March 2025



**17 MERRETT AVENUE HOPPERS  
CROSSING VIC 3029**

3 1 8

Sold Price <sup>RS</sup> **\$530,000** Sold Date **08-Feb-25**

Distance **2.73km**



**24 MCCORMACK CRESCENT  
HOPPERS CROSSING VIC 3029**

3 1 -

Sold Price **\$535,000** Sold Date **30-Dec-24**

Distance **2.68km**



**12 SHEEPRUN PLACE HOPPERS  
CROSSING VIC 3029**

3 1 3

Sold Price <sup>RS</sup> **\$543,000** Sold Date **15-Feb-25**

Distance **2.48km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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