

## 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

26 MAPLEHURST AVENUE 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

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 May 2024

to

30 Apr 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

9 ARUNDEL COURT HOPPERS CROSSING VIC 3029	\$585,000	21-Jun-24
11 ARUNDEL COURT HOPPERS CROSSING VIC 3029	\$590,000	26-Jul-24
37 NICKLAUS DRIVE HOPPERS CROSSING VIC 3029	\$610,000	03-Dec-24

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: 20 May 2025



**9 ARUNDEL COURT HOPPERS  
CROSSING VIC 3029**

 3  1  2

Sold Price **\$585,000** Sold Date **21-Jun-24**

Distance **0.07km**



**11 ARUNDEL COURT HOPPERS  
CROSSING VIC 3029**

 3  1  1

Sold Price **\$590,000** Sold Date **26-Jul-24**

Distance **0.09km**



**37 NICKLAUS DRIVE HOPPERS  
CROSSING VIC 3029**

 3  1  -

Sold Price **\$610,000** Sold Date **03-Dec-24**

Distance **0.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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