

## 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

28 WILKINSON STREET 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

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

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

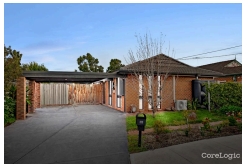
Date of sale

33 BOURKE CRESCENT HOPPERS CROSSING VIC 3029	\$650,000	02-Oct-24
38 DOWLING AVENUE HOPPERS CROSSING VIC 3029	\$662,000	12-Nov-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: 31 March 2025

**33 BOURKE CRESCENT HOPPERS  
CROSSING VIC 3029**

4 2 2

Sold Price

**\$650,000**

Sold Date

**02-Oct-24**

Distance

**0.33km****38 DOWLING AVENUE HOPPERS  
CROSSING VIC 3029**

4 2 2

Sold Price

**\$662,000**

Sold Date

**12-Nov-24**

Distance

**0.85km**

RS = Recent sale

UN = Undisclosed Sale

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