

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

3/1 SMEATON AVENUE HOPPERS CROSSING VIC 3029

Indicative selling price

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

Single Price

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,500

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Jun 2024

to

31 May 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

4/18 HAFEY CRESCENT HOPPERS CROSSING VIC 3029	\$375,000	04-Nov-24
2/87 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029	\$400,000	26-Sep-24
1/16 CLAREMONT CRESCENT HOPPERS CROSSING VIC 3029	\$403,000	17-May-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: 25 June 2025



4/18 HAFEY CRESCENT HOPPERS CROSSING VIC 3029

 2  1  1

Sold Price

\$375,000

Sold Date **04-Nov-24**

Distance

0.78km



2/87 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029

 2  1  1

Sold Price

\$400,000

Sold Date **26-Sep-24**

Distance

0.52km



1/16 CLAREMONT CRESCENT HOPPERS CROSSING VIC 3029

 2  1  1

Sold Price

\$403,000

Sold Date **17-May-25**

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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