

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 MCCORMACK CRESCENT 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

or range
between

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

18 LAMB GROVE HOPPERS CROSSING VIC 3029	\$700,000	14-Aug-25
38 CUMMING DRIVE HOPPERS CROSSING VIC 3029	\$725,000	05-Sep-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: 30 September 2025



**18 LAMB GROVE HOPPERS
CROSSING VIC 3029**

 4  1  1

Sold Price **\$700,000** Sold Date **14-Aug-25**

Distance **0.1km**



**38 CUMMING DRIVE HOPPERS
CROSSING VIC 3029**

 4  2  1

Sold Price ^{RS} **\$725,000** Sold Date **05-Sep-25**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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