

## 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

32 ALBERT PLACE 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

\$880,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Aug 2024

to

31 Jul 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

1 GOS-HAWK COURT HOPPERS CROSSING VIC 3029	\$840,000	18-Nov-24
3 LAVENDER PLACE HOPPERS CROSSING VIC 3029	\$830,000	04-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: 05 August 2025



**1 GOS-HAWK COURT HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price **\$840,000** Sold Date **18-Nov-24**

Distance **2.31km**



**3 LAVENDER PLACE HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price **\$830,000** Sold Date **04-Dec-24**

Distance **0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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