

## 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 GREVILLEA CRESCENT 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

\$750,000

&

\$825,000

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 284 MORRIS ROAD HOPPERS CROSSING VIC 3029 | \$776,000 | 30-May-25 |
| 241 MORRIS ROAD HOPPERS CROSSING VIC 3029 | \$772,000 | 05-Apr-25 |
| 310 MORRIS ROAD HOPPERS CROSSING VIC 3029 | \$790,000 | 14-Jul-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: 04 August 2025



**284 MORRIS ROAD HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price **\$776,000** Sold Date **30-May-25**

Distance **1.3km**



**241 MORRIS ROAD HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price **\$772,000** Sold Date **05-Apr-25**

Distance **1.34km**



**310 MORRIS ROAD HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price <sup>RS</sup> **\$790,000** Sold Date **14-Jul-25**

Distance **1.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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