

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

4/77 BRONSON CIRCUIT 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

\$515,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Nov 2024

to

31 Oct 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

2/22 ELDER ROAD HOPPERS CROSSING VIC 3029	\$580,000	29-Sep-25
3/22 ELDER ROAD HOPPERS CROSSING VIC 3029	\$580,000	25-Sep-25
2/71 SYCAMORE STREET HOPPERS CROSSING VIC 3029	\$545,000	04-Mar-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: 06 November 2025



**2/22 ELDER ROAD HOPPERS
CROSSING VIC 3029**

 3  2  1

Sold Price

^{RS}

\$580,000

Sold Date

29-Sep-25

Distance

0.19km



**3/22 ELDER ROAD HOPPERS
CROSSING VIC 3029**

 3  2  1

Sold Price

Sold Date

25-Sep-25

Distance

0.19km



**2/71 SYCAMORE STREET HOPPERS
CROSSING VIC 3029**

 3  2  1

Sold Price

\$545,000

Sold Date

04-Mar-25

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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