

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 MOSS CLOSE 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

\$880,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Oct 2024

to

30 Sep 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

7 GOATES COURT HOPPERS CROSSING VIC 3029	\$930,000	11-Apr-25
6 MARCUS COURT HOPPERS CROSSING VIC 3029	\$970,000	08-Feb-25
20 CARRUTHERS DRIVE HOPPERS CROSSING VIC 3029	\$920,000	14-Jun-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: 02 October 2025



**7 GOATES COURT HOPPERS
CROSSING VIC 3029**

 4  2  4

Sold Price **\$930,000** Sold Date **11-Apr-25**

Distance **0.19km**



**6 MARCUS COURT HOPPERS
CROSSING VIC 3029**

 4  2  2

Sold Price **\$970,000** Sold Date **08-Feb-25**

Distance **0.4km**



**20 CARRUTHERS DRIVE HOPPERS
CROSSING VIC 3029**

 5  3  2

Sold Price **\$920,000** Sold Date **14-Jun-25**

Distance **0.5km**



**67 DOWLING AVENUE HOPPERS
CROSSING VIC 3029**

 3  2  3

Sold Price **\$886,500** Sold Date **17-May-25**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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