

## 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 SNEAD CLOSE HOPPERS CROSSING VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$690,000

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 6 FOURTH AVENUE HOPPERS CROSSING VIC 3029  | \$675,000 | 07-Jun-25 |
| 3 BLUEBELL COURT HOPPERS CROSSING VIC 3029 | \$682,000 | 05-Apr-25 |
| 29 PANNAM DRIVE HOPPERS CROSSING VIC 3029  | \$690,000 | 21-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: 29 September 2025



**6 FOURTH AVENUE HOPPERS  
CROSSING VIC 3029**

3 1 1

Sold Price **\$675,000** Sold Date **07-Jun-25**

Distance **1.96km**



**3 BLUEBELL COURT HOPPERS  
CROSSING VIC 3029**

3 1 4

Sold Price **\$682,000** Sold Date **05-Apr-25**

Distance **0.46km**



**29 PANNAM DRIVE HOPPERS  
CROSSING VIC 3029**

3 1 1

Sold Price **\$690,000** Sold Date **21-Jun-25**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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