

## 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

40 CUMMING DRIVE 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	\$840,000	&	\$870,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$650,000	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Dec 2024	to	30 Nov 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
47 JUDKINS AVENUE HOPPERS CROSSING VIC 3029	\$840,000	29-Sep-25
11 TREVINO CLOSE HOPPERS CROSSING VIC 3029	\$850,000	22-Aug-25
14 HUGHES STREET HOPPERS CROSSING VIC 3029	\$865,000	24-Oct-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: 18 December 2025



**47 JUDKINS AVENUE HOPPERS  
CROSSING VIC 3029**

 1  1  -

Sold Price

**\$840,000** Sold Date **29-Sep-25**

Distance **0.3km**



**11 TREVINO CLOSE HOPPERS  
CROSSING VIC 3029**

 4  2  3

Sold Price

**\$850,000** Sold Date **22-Aug-25**

Distance **0.94km**



**14 HUGHES STREET HOPPERS  
CROSSING VIC 3029**

 4  3  4

Sold Price

**RS \$865,000**

**UN Sold Date 24-Oct-25**

Distance **1.06km**

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

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