

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

5 PLAYER 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 TOWNVILLE CRESCENT HOPPERS CROSSING VIC 3029	\$735,000	29-Nov-24
18 COOLABAH CRESCENT HOPPERS CROSSING VIC 3029	\$730,000	16-Jan-25
51 WILDFLOWER CRESCENT HOPPERS CROSSING VIC 3029	\$730,000	22-Nov-24

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: 28 April 2025



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**2 TOWNVILLE CRESCENT
HOPPERS CROSSING VIC 3029**

4 2 1

Sold Price **\$735,000** Sold Date **29-Nov-24**

Distance **0.19km**



**18 COOLABAH CRESCENT
HOPPERS CROSSING VIC 3029**

3 2 -

Sold Price **\$730,000** Sold Date **16-Jan-25**

Distance **0.3km**



**51 WILDFLOWER CRESCENT
HOPPERS CROSSING VIC 3029**

4 2 2

Sold Price Sold Date **22-Nov-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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