

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

6 GILDAN COURT 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

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jun 2024

to

31 May 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

| | | |
|--|-----------|-----------|
| 58 HOTHAM CRESCENT HOPPERS CROSSING VIC 3029 | \$888,000 | 02-Feb-25 |
| 12 CRANA COURT HOPPERS CROSSING VIC 3029 | \$888,888 | 11-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: 18 June 2025



58 HOTHAM CRESCENT HOPPERS CROSSING VIC 3029

4 2 10

Sold Price

\$888,000

Sold Date

02-Feb-25

Distance

0.14km



12 CRANA COURT HOPPERS CROSSING VIC 3029

3 2 2

Sold Price

\$888,888

Sold Date

11-Mar-25

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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