

## 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

67 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$675,000

&

\$700,000

### 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

6 CAMERON DRIVE HOPPERS CROSSING VIC 3029	\$710,000	09-Jan-25
16 ROBERTS AVENUE HOPPERS CROSSING VIC 3029	\$665,000	06-Dec-24
7 FRANKLIN BOULEVARD HOPPERS CROSSING VIC 3029	\$680,000	14-Dec-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: 07 April 2025



## 6 CAMERON DRIVE HOPPERS CROSSING VIC 3029

4 2 2

Sold Price <sup>RS</sup> **\$710,000** <sup>UN</sup> Sold Date **09-Jan-25**

Distance **0.59km**



## 16 ROBERTS AVENUE HOPPERS CROSSING VIC 3029

4 2 2

Sold Price **\$665,000** Sold Date **06-Dec-24**

Distance **0.83km**



## 7 FRANKLIN BOULEVARD HOPPERS CROSSING VIC 3029

3 2 2

Sold Price **\$680,000** Sold Date **14-Dec-24**

Distance **0.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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