

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

1 NATHAN 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

\$840,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Aug 2025

to

31 Jul 2026

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

3 ESTELLE AVENUE HOPPERS CROSSING VIC 3029	\$858,000	16-Jun-26
40 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029	\$850,000	27-Mar-26

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: 04 August 2026

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3 ESTELLE AVENUE HOPPERS CROSSING VIC 3029

 5  2  2

Sold Price

^{RS}

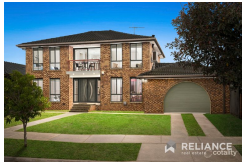
\$858,000

Sold Date

16-Jun-26

Distance

0.3km



40 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029

 5  2  2

Sold Price

\$850,000

Sold Date

27-Mar-26

Distance

2.83km

RS = Recent sale

UN = Undisclosed Sale

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