

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 FIRST AVENUE 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

\$625,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jul 2025

to

30 Jun 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

9 FIRST AVENUE HOPPERS CROSSING VIC 3029	\$640,000	27-Aug-25
11 FIRST AVENUE HOPPERS CROSSING VIC 3029	\$620,000	17-Dec-25
17 SECOND AVENUE HOPPERS CROSSING VIC 3029	\$610,000	04-Jun-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: 13 July 2026


**9 FIRST AVENUE HOPPERS
CROSSING VIC 3029**

 3
  1
  1

Sold Price **\$640,000** Sold Date **27-Aug-25**

Distance **0.09km**


**11 FIRST AVENUE HOPPERS
CROSSING VIC 3029**

 3
  1
  2

Sold Price **\$620,000** Sold Date **17-Dec-25**

Distance **0.1km**


**17 SECOND AVENUE HOPPERS
CROSSING VIC 3029**

 3
  1
  2

Sold Price **\$610,000** Sold Date **04-Jun-26**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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