

## 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

104 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Dec 2024

to

30 Nov 2025

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

2 MADISON DRIVE HOPPERS CROSSING VIC 3029	\$685,000	15-Oct-25
9 AQUINAS COURT HOPPERS CROSSING VIC 3029	\$688,000	15-Nov-25
10 BROOKE COURT HOPPERS CROSSING VIC 3029	\$700,000	31-Aug-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: 20 December 2025



**2 MADISON DRIVE HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price **\$685,000** Sold Date **15-Oct-25**

Distance **0.8km**



**9 AQUINAS COURT HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price **\$688,000** Sold Date **15-Nov-25**

Distance **0.59km**



**10 BROOKE COURT HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price **\$700,000** Sold Date **31-Aug-25**

Distance **1.85km**

RS = Recent sale      UN = Undisclosed Sale

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