

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

78 BIRCHWOOD BOULEVARD 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

\$880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Sep 2024

to

31 Aug 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

52 ELEANOR DRIVE HOPPERS CROSSING VIC 3029	\$840,000	09-Jun-25
50 LONSDALE CIRCUIT HOPPERS CROSSING VIC 3029	\$862,000	16-Aug-25
32 ALBERT PLACE HOPPERS CROSSING VIC 3029	\$865,000	29-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: 30 September 2025



**52 ELEANOR DRIVE HOPPERS
CROSSING VIC 3029**

4 2 2

Sold Price **\$840,000** Sold Date **09-Jun-25**

Distance **3.54km**



**50 LONSDALE CIRCUIT HOPPERS
CROSSING VIC 3029**

4 2 2

Sold Price ^{RS} **\$862,000** Sold Date **16-Aug-25**

Distance **2.19km**



**32 ALBERT PLACE HOPPERS
CROSSING VIC 3029**

4 2 2

Sold Price ^{RS} **\$865,000** Sold Date **29-Aug-25**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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