

## 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

9 CITRUS CLOSE 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

\$765,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$669,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Mar 2025

to

28 Feb 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

8 DOWLING AVENUE HOPPERS CROSSING VIC 3029	\$830,000	30-Nov-25
11 BOURKE CRESCENT HOPPERS CROSSING VIC 3029	\$815,000	08-Dec-25
100 BIRCHWOOD BOULEVARD HOPPERS CROSSING VIC 3029	\$790,000	07-Oct-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 March 2026



**8 DOWLING AVENUE HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price **\$830,000** Sold Date **30-Nov-25**

Distance **3.16km**



**11 BOURKE CRESCENT HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price **\$815,000** Sold Date **08-Dec-25**

Distance **2.32km**



**100 BIRCHWOOD BOULEVARD  
HOPPERS CROSSING VIC 3029**

 4  2  2

Sold Price **\$790,000** Sold Date **07-Oct-25**

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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