

## 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

3 ESTELLE AVENUE 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

\$899,000

&

\$988,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Feb 2025

to

31 Jan 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

6 HILDEN CLOSE HOPPERS CROSSING VIC 3029	\$1,060,000	25-Nov-25
8 FINK COURT HOPPERS CROSSING VIC 3029	\$898,000	08-Nov-25
12 DOMIGAN COURT HOPPERS CROSSING VIC 3029	\$930,000	02-Jan-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.~~

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**6 HILDEN CLOSE HOPPERS  
 CROSSING VIC 3029**

 4  2  4

Sold Price **\$1,060,000** Sold Date **25-Nov-25**

Distance **1.79km**



**8 FINK COURT HOPPERS  
 CROSSING VIC 3029**

 4  2  -

Sold Price **\$898,000** Sold Date **08-Nov-25**

Distance **0.68km**



**12 DOMIGAN COURT HOPPERS  
 CROSSING VIC 3029**

 4  2  2

Sold Price <sup>RS</sup> **\$930,000** Sold Date **02-Jan-26**

Distance **0.88km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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