

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

8 BURGE CRESCENT 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

\$700,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

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

9 NETTLEFOLD AVENUE HOPPERS CROSSING VIC 3029	\$780,000	26-Nov-25
49 JUDKINS AVENUE HOPPERS CROSSING VIC 3029	\$770,000	22-Sep-25
38 CUMMING DRIVE HOPPERS CROSSING VIC 3029	\$727,622	20-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: 17 February 2026



9 NETTLEFOLD AVENUE HOPPERS Sold Price **\$780,000** Sold Date **26-Nov-25**
CROSSING VIC 3029

 4  2  -

Distance **0.35km**



49 JUDKINS AVENUE HOPPERS Sold Price **\$770,000** Sold Date **22-Sep-25**
CROSSING VIC 3029

 3  2  4

Distance **0.37km**



38 CUMMING DRIVE HOPPERS Sold Price **\$727,622** Sold Date **20-Aug-25**
CROSSING VIC 3029

 4  2  1

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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