

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 HAFEY 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 May 2025

to

30 Apr 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

3 GEDDES CRESCENT HOPPERS CROSSING VIC 3029	\$622,500	06-Feb-26
24 HAFEY CRESCENT HOPPERS CROSSING VIC 3029	\$670,000	31-Jul-25
39 CANBERRA AVENUE HOPPERS CROSSING VIC 3029	\$630,000	14-Feb-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.~~

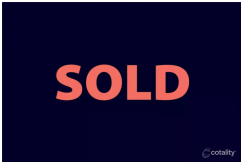
This Statement of Information was prepared on: 01 May 2026


**3 GEDDES CRESCENT HOPPERS
CROSSING VIC 3029**
 3
  1
  2

Sold Price

\$622,500

 Sold Date **06-Feb-26**

 Distance **0.09km**

**24 HAFEY CRESCENT HOPPERS
CROSSING VIC 3029**
 4
  2
  2

Sold Price

\$670,000

 Sold Date **31-Jul-25**

 Distance **0.14km**

**39 CANBERRA AVENUE HOPPERS
CROSSING VIC 3029**
 3
  1
  1

Sold Price

\$630,000

 Sold Date **14-Feb-26**

 Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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