

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 54 McMurray Crescent, Hoppers Crossing, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$750,000 & \$800,000

Median sale price

Median price \$670,000 Property Type House Suburb Hoppers Crossing (3029)

Period - From 01/04/2025 to 31/03/2026 Source Cotality

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
2 HAYES COURT, HOPPERS CROSSING VIC 3029	\$750,000	20/01/2026
46 DOWLING AVENUE, HOPPERS CROSSING VIC 3029	\$780,000	07/11/2025
8 DOWLING AVENUE, HOPPERS CROSSING VIC 3029	\$830,000	30/11/2025

This Statement of Information was prepared on: 22/04/2026