

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

110 VIRGILIA DRIVE 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jul 2025

to

30 Jun 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

25 NORWOOD COURT HOPPERS CROSSING VIC 3029	\$960,000	11-Apr-26
18 TOWNVILLE CRESCENT HOPPERS CROSSING VIC 3029	\$827,600	20-Jun-26
67 GREVILLEA CRESCENT HOPPERS CROSSING VIC 3029	\$820,000	26-Mar-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: 22 July 2026



25 NORWOOD COURT HOPPERS CROSSING VIC 3029

4 2 4

Sold Price

\$960,000

Sold Date

11-Apr-26

Distance

1.51km



18 TOWNVILLE CRESCENT HOPPERS CROSSING VIC 3029

4 2 2

Sold Price

^{RS} **\$827,600**

Sold Date

20-Jun-26

Distance

3.22km



67 GREVILLEA CRESCENT HOPPERS CROSSING VIC 3029

4 2 -

Sold Price

\$820,000

Sold Date

26-Mar-26

Distance

3.47km

RS = Recent sale

UN = Undisclosed Sale

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