

## 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

13 STELLA WAY 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

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$439,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Nov 2024

to

31 Oct 2025

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

12 MARION WALK HOPPERS CROSSING VIC 3029	\$630,000	10-Jul-25
11 BOSTON PLACE HOPPERS CROSSING VIC 3029	\$630,000	09-Feb-25
14/621 TARNEIT ROAD HOPPERS CROSSING VIC 3029	\$630,000	14-Feb-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: 10 November 2025


**12 MARION WALK HOPPERS  
CROSSING VIC 3029**
 3  2  1

 Sold Price      \$630,000      Sold Date      **10-Jul-25**

 Distance      **2.11km**

**11 BOSTON PLACE HOPPERS  
CROSSING VIC 3029**
 3  2  1

Sold Price      \$630,000      Sold Date      09-Feb-25

 Distance      **2.01km**

**14/621 TARNEIT ROAD HOPPERS  
CROSSING VIC 3029**
 3  2  1

Sold Price      \$630,000      Sold Date      14-Feb-25

 Distance      **0km**

RS = Recent sale

UN = Undisclosed Sale

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