

## 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

11 First Avenue, Hoppers Crossing Vic 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$590,000

&

\$640,000

### Median sale price

Median price

\$660,000

Property Type

House

Suburb

Hoppers Crossing

Period - From

01/10/2024

to

30/09/2025

Source

REIV

### 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 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 |
|---|------------------------------------|-----------|--------------|
| 1 | 9 First Av HOPPERS CROSSING 3029   | \$640,000 | 27/08/2025   |
| 2 | 63 Powell Dr HOPPERS CROSSING 3029 | \$630,000 | 09/08/2025   |
| 3 | 3 Bedford Ct HOPPERS CROSSING 3029 | \$616,000 | 26/07/2025   |

**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 six months.~~

This Statement of Information was prepared on:

31/10/2025 17:55

11 First Avenue, Hoppers Crossing Vic 3029

Tony Gerace  
03 9687 1344  
0411 1217001  
tonygerace@burnham.com.au



3   1   3

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median House Price**  
Year ending September 2025: \$660,000

## Comparable Properties



**9 First Av HOPPERS CROSSING 3029 (VG)**

**Agent Comments**

3   -   -

**Price:** \$640,000  
**Method:** Sale  
**Date:** 27/08/2025  
**Property Type:** House (Res)  
**Land Size:** 566 sqm approx



**63 Powell Dr HOPPERS CROSSING 3029 (REI/VG)**

**Agent Comments**

4   1   4

**Price:** \$630,000  
**Method:** Auction Sale  
**Date:** 09/08/2025  
**Property Type:** House (Res)  
**Land Size:** 566 sqm approx



**3 Bedford Ct HOPPERS CROSSING 3029 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$616,000  
**Method:** Auction Sale  
**Date:** 26/07/2025  
**Property Type:** House  
**Land Size:** 688 sqm approx

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



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