

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

2/5 BERNHARDT AVENUE 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Unit

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

3/11 BERNHARDT AVENUE HOPPERS CROSSING VIC 3029	\$470,000	08-Jul-25
2/60 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029	\$480,000	29-Aug-24
1/3 SECOND AVENUE HOPPERS CROSSING VIC 3029	\$515,500	15-Mar-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: 25 November 2025



**3/11 BERNHARDT AVENUE
HOPPERS CROSSING VIC 3029**

 3  2  1

Sold Price **\$470,000** Sold Date **08-Jul-25**

Distance **0.05km**



**2/60 WARRINGA CRESCENT
HOPPERS CROSSING VIC 3029**

 3  2  2

Sold Price **\$480,000** Sold Date **29-Aug-24**

Distance **0.34km**



**1/3 SECOND AVENUE HOPPERS
CROSSING VIC 3029**

 2  1  1

Sold Price **\$515,500** Sold Date **15-Mar-25**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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