

## 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

3/11 BERNHARDT AVENUE 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

\$480,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$446,500

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 2/60 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029 | \$480,000 | 29-Aug-24 |
| 1/8 WESTMILL DRIVE HOPPERS CROSSING VIC 3029     | \$517,000 | 04-Mar-25 |
| 2/63 JOHNSON AVENUE HOPPERS CROSSING VIC 3029    | \$540,000 | 27-Aug-24 |

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: 24 June 2025



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

 3  2  2

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

Distance **0.35km**



**1/8 WESTMILL DRIVE HOPPERS  
CROSSING VIC 3029**

 3  2  1

Sold Price **\$517,000** Sold Date **04-Mar-25**

Distance **2.11km**



**2/63 JOHNSON AVENUE HOPPERS  
CROSSING VIC 3029**

 3  2  1

Sold Price **\$540,000** Sold Date **27-Aug-24**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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