

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 51 Aitken Avenue, Hoppers Crossing, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$730,000

&

\$760,000

Median sale price

Median price

\$637,500

Property Type

House

Suburb

Hoppers Crossing (3029)

Period - From

01/10/2024

to

30/09/2025

Source

Cotality

Comparable property sales

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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
185 MORRIS ROAD, HOPPERS CROSSING VIC 3029	\$750,000	12/08/2025
27 BARROT AVENUE, HOPPERS CROSSING VIC 3029	\$702,000	24/05/2025
71 BELLBRIDGE DRIVE, HOPPERS CROSSING VIC 3029	\$724,000	20/05/2025

This Statement of Information was prepared on: 07/10/2025