

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 61 Bernhardt Avenue, Hoppers Crossing, VIC 3029

Indicative selling price

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

Single Price \$600,000

Median sale price

Median price \$620,000 Property Type House Suburb Hoppers Crossing (3029)

Period - From 01/06/2024 to 31/05/2025 Source Corelogic

Comparable property sales

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
36 BERNHARDT AVENUE, HOPPERS CROSSING VIC 3029	\$600,000	05/05/2025
20 HUNTINGFIELD DRIVE, HOPPERS CROSSING VIC 3029	\$615,000	07/06/2025
14 TORANA COURT, HOPPERS CROSSING VIC 3029	\$597,000	13/02/2025

This Statement of Information was prepared on: 18/06/2025