

# 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 63 Powell Drive, 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)

Price Range

\$550,000

&

\$600,000

### Median sale price

Median price

\$620,000

Property Type

House

Suburb

Hoppers Crossing (3029)

Period - From

01/07/2024

to

30/06/2025

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	30/04/2025
8 MOSSFIEL DRIVE, HOPPERS CROSSING VIC 3029	\$600,001	23/04/2025
40 HERBERT AVENUE, HOPPERS CROSSING VIC 3029	\$570,000	10/12/2024

This Statement of Information was prepared on: 08/07/2025