

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

Price Range

\$520,000

&

\$570,000

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

