

## 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

2/5 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

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 3/11 BERNHARDT AVENUE HOPPERS CROSSING VIC 3029  | \$470,000 | 08-Jul-25 |
| 2/60 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029 | \$480,000 | 29-Aug-24 |
| 1/3 SECOND AVENUE HOPPERS CROSSING VIC 3029      | \$515,500 | 15-Mar-25 |

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: 25 November 2025


**3/11 BERNHARDT AVENUE  
HOPPERS CROSSING VIC 3029**
 3    2    1

Sold Price      **\$470,000**   Sold Date   **08-Jul-25**

Distance      **0.05km**

**2/60 WARRINGA CRESCENT  
HOPPERS CROSSING VIC 3029**
 3    2    2

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

Distance      **0.34km**

**1/3 SECOND AVENUE HOPPERS  
CROSSING VIC 3029**
 2    1    1

Sold Price      **\$515,500**   Sold Date   **15-Mar-25**

Distance      **0.81km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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