

# 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

17 Second 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)

Range between \$650,000 & \$705,000

### Median sale price

Median price \$700,000 Property Type House Suburb Hoppers Crossing

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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 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
1	42 Moffatt Cr HOPPERS CROSSING 3029	\$695,000	10/12/2025
2	60 Baden Dr HOPPERS CROSSING 3029	\$680,000	01/12/2025
3	3 Warringa Cr HOPPERS CROSSING 3029	\$710,000	18/10/2025

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 six months.~~

This Statement of Information was prepared on:

07/04/2026 12:16



**Property Type:** House  
**Land Size:** 572 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$705,000  
**Median House Price**  
December quarter 2025: \$700,000

## Comparable Properties



**42 Moffatt Cr HOPPERS CROSSING 3029 (VG)**

**Agent Comments**



**Price:** \$695,000  
**Method:** Sale  
**Date:** 10/12/2025  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx



**60 Baden Dr HOPPERS CROSSING 3029 (REI/VG)**

**Agent Comments**



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 01/12/2025  
**Property Type:** House  
**Land Size:** 567 sqm approx



**3 Warringa Cr HOPPERS CROSSING 3029 (REI/VG)**

**Agent Comments**



**Price:** \$710,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx