

## 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

38 JUDKINS 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Land

Suburb

Hoppers Crossing

Period-from

01 Mar 2025

to

28 Feb 2026

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

33 PANNAM DRIVE HOPPERS CROSSING VIC 3029	\$700,000	28-Nov-25
56 PANNAM DRIVE HOPPERS CROSSING VIC 3029	\$660,000	15-Nov-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: 19 March 2026



## 33 PANNAM DRIVE HOPPERS CROSSING VIC 3029

 3  2  2

Sold Price **\$700,000** Sold Date **28-Nov-25**

Distance **0.35km**



## 56 PANNAM DRIVE HOPPERS CROSSING VIC 3029

 3  2  1

Sold Price **\$660,000** Sold Date **15-Nov-25**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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