

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

1 Edwina Court, Croydon Hills, Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$860,000

&

\$930,000

Median sale price

Median price

\$1,131,200

Property type

House

Suburb

Croydon Hills

Period - From

01/04/2024

to

31/03/2025

Source



PropTrack

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
34 Eskdale Drive, Croydon Hills, VIC 3136	\$900,000	02/11/2024
12 Cherry Tree Grove, Croydon, VIC 3136	\$925,000	05/12/2024
8 Carol Hancock Place, Croydon North, VIC 3136	\$890,000	27/11/2024

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: 23/04/2025