

# 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

118 Croydon Hills Drive, Croydon Hills Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,155,600

Property Type House

Suburb Croydon Hills

Period - From 01/04/2024

to

31/03/2025

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	1 Cambridge Cl CROYDON HILLS 3136	\$1,295,000	04/02/2025
2	44 Croydon Hills Dr CROYDON HILLS 3136	\$1,300,000	13/12/2024
3	23 Rosemary Av CROYDON HILLS 3136	\$1,215,000	12/12/2024

**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:

21/05/2025 10:28

118 Croydon Hills Drive, Croydon Hills Vic 3136



4   2   2

**Property Type:** House (Res)  
**Land Size:** 775 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending March 2025: \$1,155,600

## Comparable Properties



**1 Cambridge Ct CROYDON HILLS 3136 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,295,000  
**Method:** Private Sale  
**Date:** 04/02/2025  
**Property Type:** House  
**Land Size:** 854 sqm approx



**44 Croydon Hills Dr CROYDON HILLS 3136 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 13/12/2024  
**Property Type:** House  
**Land Size:** 784 sqm approx



**23 Rosemary Av CROYDON HILLS 3136 (REI/VG)**

**Agent Comments**

4   2   3

**Price:** \$1,215,000  
**Method:** Private Sale  
**Date:** 12/12/2024  
**Property Type:** House  
**Land Size:** 890 sqm approx

**Account - Vogl & Walpole Estate Agents** | P: 03 8580 6200



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.