

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

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



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