## 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 121b Maroondah Highway, Croydon Vic 3136 Including suburb and postcode

### Indicative selling price

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

Range between \$1,350,000 \$1,450,000 &

### Median sale price

| Median price  | \$892,500  | Pro | perty Type | House |        | Suburb   | Croydon |
|---------------|------------|-----|------------|-------|--------|----------|---------|
| Period - From | 10/09/2024 | to  | 09/09/2025 |       | Source | Property | / Data  |

## 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

| Add | dress of comparable property            | Price       | Date of sale |
|-----|---|-------------|--------------|
| 1   | 2 Kingsbridge Ct CROYDON HILLS 3136     | \$1,435,000 | 05/07/2025   |
| 2   | 118 Croydon Hills Dr CROYDON HILLS 3136 | \$1,352,000 | 29/05/2025   |
| 3   | 23 Crossman Dr CROYDON HILLS 3136       | \$1,405,000 | 19/03/2025   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 10/09/2025 09:42 |
|--|------------------|













**Property Type:**Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price 10/09/2024 - 09/09/2025: \$892,500

# Comparable Properties



2 Kingsbridge Ct CROYDON HILLS 3136 (REI/VG)

5





**3** 2

**Agent Comments** 

Price: \$1,435,000 Method: Private Sale Date: 05/07/2025 Property Type: House

Land Size: 722 sqm approx



118 Croydon Hills Dr CROYDON HILLS 3136 (REI/VG)

•=







**Agent Comments** 

Price: \$1,352,000 Method: Private Sale Date: 29/05/2025 Property Type: House Land Size: 775 sqm approx



23 Crossman Dr CROYDON HILLS 3136 (REI/VG)

5





3

**Agent Comments** 

Price: \$1,405,000 Method: Private Sale Date: 19/03/2025 Property Type: House Land Size: 730 sgm approx

Account - Barry Plant | P: 03 9735 3300





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.