

# 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

121b Maroondah Highway, Croydon Vic 3136

### Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$892,500

Property 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          | 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 comparable properties 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) 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) Agent Comments



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