

# 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

17 Bronte Court, Croydon North, 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

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,000,000

Property type

House

Suburb

Croydon North

Period - From

01/12/2024

to

28/02/2025

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
24 Panorama Drive, Croydon North, VIC 3136	\$1,200,150	05/10/2024
39 Power Street, Croydon North, VIC 3136	\$1,142,000	04/11/2024
26 Lakeside Crescent, Croydon Hills, VIC 3136	\$1,234,567	29/11/2024

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: 12/03/2025