

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

18 Greengable Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between

\$850,000

&

\$920,000

Median sale price

Median price

\$1,228,500

Property Type

House

Suburb

Croydon Hills

Period - From

01/07/2025

to

30/06/2026

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	5 Eskdale Dr CROYDON HILLS 3136	\$940,000	07/07/2026
2	47 Angelica Cr CROYDON HILLS 3136	\$865,000	18/04/2026
3			

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:

28/09/2026 15:13



 3  1  2

Property Type: House
Land Size: 717 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
Year ending June 2026: \$1,228,500

Comparable Properties



5 Eskdale Dr CROYDON HILLS 3136 (REI)

Agent Comments

 3  1  2

Price: \$940,000
Method: Private Sale
Date: 07/07/2026
Property Type: House (Res)
Land Size: 619 sqm approx



47 Angelica Cr CROYDON HILLS 3136 (REI)

Agent Comments

 3  1  2

Price: \$865,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 751 sqm approx

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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481