

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

4/46-48 Bonnie View Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$640,000

&

\$690,000

Median sale price

Median price \$725,000

Property Type Unit

Suburb Croydon North

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	1/22 Sherlock Rd CROYDON 3136	\$650,000	15/04/2025
2	1 Monomeith St MOOROOLBARK 3138	\$663,000	20/03/2025
3	9/28 Karingal St CROYDON NORTH 3136	\$685,000	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:

11/06/2025 14:44

4/46-48 Bonnie View Road, Croydon North Vic 3136



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3 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median Unit Price
Year ending March 2025: \$725,000

Comparable Properties



1/22 Sherlock Rd CROYDON 3136 (REI/VG)

Agent Comments

3 1 1

Price: \$650,000
Method: Private Sale
Date: 15/04/2025
Property Type: Unit
Land Size: 376 sqm approx



1 Monomeith St MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 2

Price: \$663,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 412 sqm approx



9/28 Karingal St CROYDON NORTH 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$685,000
Method: Private Sale
Date: 12/12/2024
Property Type: Unit

Account - Property Partners in Real Estate | P: 0429888367



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