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	9 Wonuka Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,550,000 & $1,690,000

Median sale price

Median price $1,155,600 Property Type House Suburb Croydon Hills

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	3 Karina Cl CROYDON HILLS 3136	$1,600,000	14/05/2025
2	10 Bronte Ct CROYDON NORTH 3136	$1,692,800	08/04/2025
3	2 Lewis Spencer Pl CROYDON HILLS 3136	$1,551,000	27/03/2025

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: 11/06/2025 10:52

9 Wonuka Court, Croydon Hills Vic 3136



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 569 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,690,000
Median House Price
Year ending March 2025: $1,155,600

Comparable Properties



3 Karina Cl CROYDON HILLS 3136 (REI)

5 2 2

Price: $1,600,000
Method: Private Sale
Date: 14/05/2025
Property Type: House (Res)
Land Size: 540 sqm approx

Agent Comments



10 Bronte Ct CROYDON NORTH 3136 (REI)

4 2 4

Price: $1,692,800
Method: Private Sale
Date: 08/04/2025
Property Type: House (Res)
Land Size: 1254 sqm approx

Agent Comments



2 Lewis Spencer Pl CROYDON HILLS 3136 (REI)

5 2 2

Price: $1,551,000
Method: Private Sale
Date: 27/03/2025
Property Type: House (Res)
Land Size: 894 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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