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<br>Including suburb and postcode | 102 CROYDON HILLS DRIVE CROYDON HILLS VIC 3136 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,000,000 | & | $1,085,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,160,000 | Property type | House | Suburb | Croydon Hills |
| Period-from | 01 Nov 2024 | to | 31 Oct 2025 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 4 JAMES MILNE DRIVE CROYDON NORTH VIC 3136 | $1,012,000 | 17-May-25 |
| 146 NANGATHAN WAY CROYDON NORTH VIC 3136 | $1,077,500 | 01-Aug-25 |
| 47 NANGATHAN WAY CROYDON NORTH VIC 3136 | $1,125,000 | 06-Nov-25 |

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 6 months.~~

This Statement of Information was prepared on: 12 November 2025

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**4 JAMES MILNE DRIVE CROYDON NORTH VIC 3136**

4 2 2

Sold Price **$1,012,000** Sold Date **17-May-25**

Distance **0.43km**



**146 NANGATHAN WAY CROYDON NORTH VIC 3136**

4 2 2

Sold Price **$1,077,500** Sold Date **01-Aug-25**

Distance **0.7km**



**47 NANGATHAN WAY CROYDON NORTH VIC 3136**

4 2 2

Sold Price RS **$1,125,000** Sold Date **06-Nov-25**

Distance **1.03km**

**RS** = Recent sale **UN** = Undisclosed Sale

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