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	7 Mari Terrace, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,200,000 Property Type House Suburb Croydon Hills

Period - From 01/10/2024 to 30/09/2025 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	25 Charles Smith Dr WONGA PARK 3115	$1,195,000	21/09/2025
2	30 Rosemary Av CROYDON HILLS 3136	$1,195,000	13/09/2025
3	8 Tanya Ct CROYDON HILLS 3136	$1,143,000	21/08/2025

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: 15/10/2025 20:20

7 Mari Terrace, Croydon Hills Vic 3136

Brent Peters
9722 9755
0412 855 810
teampeters@hoskins.com.au



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending September 2025: $1,200,000

Comparable Properties



25 Charles Smith Dr WONGA PARK 3115 (REI)

4 2 2

Price: $1,195,000
Method: Sold After Auction
Date: 21/09/2025
Property Type: House (Res)
Land Size: 714 sqm approx

Agent Comments



30 Rosemary Av CROYDON HILLS 3136 (REI)

3 2 2

Price: $1,195,000
Method: Private Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 885 sqm approx

Agent Comments



8 Tanya Ct CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,143,000
Method: Private Sale
Date: 21/08/2025
Property Type: House
Land Size: 702 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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