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	3 Hawkshead Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,025,000 & $1,125,000

Median sale price

Median price $1,195,000 Property Type House Suburb Croydon Hills

Period - From 01/01/2025 to 31/12/2025 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	6 Oaktree Rd CROYDON NORTH 3136	$1,150,000	06/12/2025
2	5 Panorama Dr CROYDON NORTH 3136	$1,113,000	05/12/2025
3	58 Warrien Rd CROYDON NORTH 3136	$1,110,000	20/09/2025

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: 21/01/2026 13:52

3 Hawkshead Court, Croydon Hills Vic 3136



4 2 2

Property Type: House
Land Size: 759 sqm approx

Agent Comments

Indicative Selling Price
$1,025,000 - $1,125,000
Median House Price
Year ending December 2025: $1,195,000

Comparable Properties



6 Oaktree Rd CROYDON NORTH 3136 (REI)

4 2 1

Price: $1,150,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 865 sqm approx

Agent Comments



5 Panorama Dr CROYDON NORTH 3136 (REI)

4 2 2

Price: $1,113,000
Method: Private Sale
Date: 05/12/2025
Property Type: House
Land Size: 707 sqm approx

Agent Comments



58 Warrien Rd CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,110,000
Method: Private Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 990 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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