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	4/70 BEMBOKA ROAD 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	&	$1,100,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980.*

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
3/150 WONGA ROAD RINGWOOD VIC 3134	$1,190,000	13-Oct-25
3/5 ARUNDEL STREET CROYDON VIC 3136	$1,003,000	05-Aug-25
10/22-24 WARRANWOOD ROAD WARRANWOOD VIC 3134	$1,021,000	09-Oct-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.~~

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3/150 WONGA ROAD RINGWOOD VIC 3134

3 2 2

Sold Price **$1,190,000** Sold Date **13-Oct-25**

Distance **1.22km**



3/5 ARUNDEL STREET CROYDON VIC 3136

3 2 2

Sold Price **$1,003,000** Sold Date **05-Aug-25**

Distance **1.64km**



10/22-24 WARRANWOOD ROAD WARRANWOOD VIC 3134

3 2 2

Sold Price **$1,021,000** Sold Date **09-Oct-25**

Distance **0.61km**

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

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