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	13/46-48 Bonnie View Road, Croydon North Vic 3136

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $1,151,000 Property Type House Suburb Croydon North

Period - From 01/10/2025 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	2/357 Maroondah Hwy CROYDON NORTH 3136	$780,000	31/12/2025
2	5/64a Lyons Rd CROYDON NORTH 3136	$743,000	17/10/2025
3	1/11 Meadow Rd CROYDON NORTH 3136	$795,000	17/09/2025

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: 18/02/2026 13:48

13/46-48 Bonnie View Road, Croydon North Vic 3136

Ash Thompson
9870 6211
0401 205 320
ashthompson@jelliscraig.com.au



3 2 3

Property Type: Unit
Land Size: 390 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
December quarter 2025: $1,151,000

Comparable Properties



2/357 Maroondah Hwy CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: $780,000
Method: Private Sale
Date: 31/12/2025
Property Type: Unit
Land Size: 242.50 sqm approx

Agent Comments



5/64a Lyons Rd CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: $743,000
Method: Private Sale
Date: 17/10/2025
Property Type: House

Agent Comments



1/11 Meadow Rd CROYDON NORTH 3136 (REI/VG)

3 1 2

Price: $795,000
Method: Private Sale
Date: 17/09/2025
Property Type: Unit
Land Size: 364 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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