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: 25 Greengable Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,350,000 & $1,380,000

Median sale price

Median price $1,217,500 Property Type House Suburb Croydon Hills

Period - From 01/04/2025 to 31/03/2026 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	5/120 Plymouth Rd RINGWOOD 3134	$1,470,000	02/12/2025
2	9a Midhurst Rd CROYDON 3136	$1,425,000	02/12/2025
3	13 Packham Pl WONGA PARK 3115	$1,361,000	12/11/2025

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: 10/04/2026 16:07

JellisCraig

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Indicative Selling Price
$1,350,000 - $1,380,000
Median House Price
Year ending March 2026: $1,217,500



4 2 4

Property Type: House
Land Size: 642 sqm approx

Agent Comments

Comparable Properties



5/120 Plymouth Rd RINGWOOD 3134 (REI/VG)

4 2 2

Price: $1,470,000
Method: Private Sale
Date: 02/12/2025
Property Type: House (Res)
Land Size: 472 sqm approx

Agent Comments



9a Midhurst Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $1,425,000
Method: Private Sale
Date: 02/12/2025
Property Type: House (Res)
Land Size: 548 sqm approx

Agent Comments



13 Packham Pl WONGA PARK 3115 (REI/VG)

4 2 2

Price: $1,361,000
Method: Private Sale
Date: 12/11/2025
Property Type: House (Res)
Land Size: 702 sqm approx

Agent Comments

REIV THE DIFFERENCE

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