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: 5 Eskdale Drive, Croydon Hills Vic 3136

Indicative selling price

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

Single price: $965,000

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	13 Melton Gr CROYDON 3136	$1,020,000	05/04/2026
2	31 Latrobe Ct CROYDON HILLS 3136	$947,500	25/02/2026
3			

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: 22/06/2026 16:18

5 Eskdale Drive, Croydon Hills Vic 3136

JellisCraig

Sharyn de Vries
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Indicative Selling Price
$965,000
Median House Price
Year ending March 2026: $1,217,500



3 1 2

Property Type: House
Land Size: 619 sqm approx

Agent Comments

Comparable Properties



13 Melton Gr CROYDON 3136 (REI/VG)

3 1 2

Price: $1,020,000
Method: Private Sale
Date: 05/04/2026
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



31 Latrobe Ct CROYDON HILLS 3136 (REI/VG)

3 2 1

Price: $947,500
Method: Private Sale
Date: 25/02/2026
Property Type: House (Res)
Land Size: 453 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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