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	21 Tarwin Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,228,500 Property Type House Suburb Croydon Hills

Period - From 01/07/2025 to 30/06/2026 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	11 Lemongrove Cr CROYDON HILLS 3136	$1,130,000	13/04/2026
2	34 Nangathan Way CROYDON NORTH 3136	$1,190,000	23/03/2026
3	1 San Martin Dr CROYDON NORTH 3136	$1,180,000	10/03/2026

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: 09/07/2026 13:10

21 Tarwin Drive, Croydon Hills Vic 3136

Johnny Gu
9722 9755
0450 835 277
teamgu@hoskins.com.au



4 2 2

Property Type: House
Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending June 2026: $1,228,500

Comparable Properties



11 Lemongrove Cr CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,130,000
Method: Private Sale
Date: 13/04/2026
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments



34 Nangathan Way CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,190,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 685 sqm approx

Agent Comments



1 San Martin Dr CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,180,000
Method: Private Sale
Date: 10/03/2026
Property Type: House
Land Size: 863 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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