Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 20/10/2026

Property offered for sale

Address
Including suburb and postcode: 21 Humber Road, Croydon North Vic 3136

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	N/A	N/A	1,449

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,180,000 & $1,280,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,125,000 | Property type: House | Suburb: Croydon North

Period: from 20/10/2025 to 19/10/2026 | Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	24 Oaktree Rd CROYDON NORTH 3136		
Sale price	$1,265,500	Date of sale	22/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	23	838

Comparable property 2

Address	7 Oaktree Rd CROYDON NORTH 3136		
Sale price	$1,240,922	Date of sale	24/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	7	22	1,044

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

All other properties were either in estates with younger aged properties or land components that were sub 800m2. The style and construction material wise were also different and not relevant to this home.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=f035eed24e6ec0fddc9689ab90f343bd

21 Humber Road, Croydon North Vic 3136

Brent Peters
9722 9755
0412 855 810
teampeters@hoskins.com.au



3 2

Rooms: 5
Property Type: House
Land Size: 1449 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
20/10/2025 - 19/10/2026: $1,125,000

Comparable Properties



24 Oaktree Rd CROYDON NORTH 3136 (REI)

4 2 2

Price: $1,265,500
Method: Private Sale
Date: 22/09/2026
Property Type: House (Res)
Land Size: 838 sqm approx

Agent Comments



7 Oaktree Rd CROYDON NORTH 3136 (REI)

3 2 7

Price: $1,240,922
Method: Private Sale
Date: 24/07/2026
Property Type: House (Res)
Land Size: 1044 sqm approx

Agent Comments

All other properties were either in estates with younger aged properties or land components that were sub 800m2. The style and construction material wise were also different and not relevant to this home.

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