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	7 Lehmann Place, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,290,000 & $1,390,000

Median sale price

Median price $1,373,000 Property Type House Suburb Croydon Hills

Period - From 01/07/2023 to 30/09/2023 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	8 Drysdale Ct CROYDON HILLS 3136	$1,390,000	19/10/2023
2	32 Narr Maen Dr CROYDON HILLS 3136	$1,315,000	19/10/2023
3	16 Tarwin Dr CROYDON HILLS 3136	$1,301,000	01/11/2023

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: 16/11/2023 15:41

7 Lehmann Place, Croydon Hills Vic 3136

Lachlan Williams
9722 9755
0414 582 556
lachlan@hoskins.com.au



4 2 2

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 570 sqm approx

Agent Comments

Indicative Selling Price
$1,290,000 - $1,390,000
Median House Price
September quarter 2023: $1,373,000

Comparable Properties



8 Drysdale Ct CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,390,000
Method: Private Sale
Date: 19/10/2023
Property Type: House (Res)
Land Size: 567 sqm approx

Agent Comments



32 Narr Maen Dr CROYDON HILLS 3136 (REI)

5 2 2

Price: $1,315,000
Method: Auction Sale
Date: 19/10/2023
Property Type: House (Res)
Land Size: 874 sqm approx

Agent Comments



16 Tarwin Dr CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,301,000
Method: Private Sale
Date: 01/11/2023
Property Type: House
Land Size: 635 sqm approx

Agent Comments

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