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	8 Loddon Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,060,500 Property Type House Suburb Croydon Hills

Period - From 01/07/2024 to 30/09/2024 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	6 Loddon Ct CROYDON HILLS 3136	$1,243,000	29/07/2024
2	11 Lyric Ct WARRANWOOD 3134	$1,275,000	23/07/2024
3	23 Janson Ct CROYDON NORTH 3136	$1,320,000	20/05/2024

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: 13/11/2024 12:24

8 Loddon Court, Croydon Hills Vic 3136

Christopher Clerke
9725 0000
0459 101 811
chrisclerke@jelliscraig.com.au



4 2 2

Rooms: 9
Property Type: House
Land Size: 740 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
September quarter 2024: $1,060,500

Comparable Properties



6 Loddon Ct CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,243,000
Method: Private Sale
Date: 29/07/2024
Property Type: House
Land Size: 688 sqm approx

Agent Comments



11 Lyric Ct WARRANWOOD 3134 (REI/VG)

4 2 2

Price: $1,275,000
Method: Private Sale
Date: 23/07/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



23 Janson Ct CROYDON NORTH 3136 (REI/VG)

4 3 2

Price: $1,320,000
Method: Sold Before Auction
Date: 20/05/2024
Property Type: House (Res)
Land Size: 827 sqm approx

Agent Comments

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