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	23 Mitchell Court, Croydon North Vic 3136

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,080,000 Property Type House Suburb Croydon North

Period - From 01/01/2024 to 31/12/2024 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	21 Grose Ct CROYDON HILLS 3136	$1,490,000	02/12/2024
2	87 Yarra Rd CROYDON HILLS 3136	$1,420,000	18/10/2024
3	4 County Tce CROYDON HILLS 3136	$1,440,000	06/09/2024

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: 29/01/2025 13:52

23 Mitchell Court, Croydon North Vic 3136

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



4 2 2

Rooms: 9
Property Type: House
Land Size: 981 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending December 2024: $1,080,000

Comparable Properties



21 Grose Ct CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,490,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 918 sqm approx

Agent Comments



87 Yarra Rd CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,420,000
Method: Private Sale
Date: 18/10/2024
Property Type: House (Res)
Land Size: 666 sqm approx

Agent Comments



4 County Tce CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,440,000
Method: Private Sale
Date: 06/09/2024
Property Type: House
Land Size: 655 sqm approx

Agent Comments

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