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	1 The Dell, Croydon North Vic 3136

Indicative selling price

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

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

Median sale price

Median price $1,008,000 Property Type House Suburb Croydon North

Period - From 01/04/2024 to 31/03/2025 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	15 Rosemary Av CROYDON HILLS 3136	$1,131,200	05/03/2025
2	8 Lanier Cr CROYDON NORTH 3136	$1,090,000	22/02/2025
3	3 Hanwell Ct CROYDON NORTH 3136	$1,035,000	11/12/2024

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: 09/04/2025 09:16

1 The Dell, Croydon North Vic 3136

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



4

Rooms: 8
Property Type: House
Land Size: 664.115 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending March 2025: $1,008,000

Comparable Properties



15 Rosemary Av CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,131,200
Method: Private Sale
Date: 05/03/2025
Property Type: House (Res)
Land Size: 960 sqm approx

Agent Comments



8 Lanier Cr CROYDON NORTH 3136 (REI)

4 2 2

Price: $1,090,000
Method: Private Sale
Date: 22/02/2025
Property Type: House
Land Size: 728 sqm approx

Agent Comments



3 Hanwell Ct CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,035,000
Method: Sold Before Auction
Date: 11/12/2024
Property Type: House
Land Size: 826 sqm approx

Agent Comments

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