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	2 Lewis Spencer Place, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,380,000 & $1,480,000

Median sale price

Median price $1,215,000 Property Type House Suburb Croydon Hills

Period - From 01/10/2024 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	22 Settlers Hill Cr CROYDON HILLS 3136	$1,322,888	12/12/2024
2	21 Grose Ct CROYDON HILLS 3136	$1,490,000	02/12/2024
3	57 Tanbridge Way WARRANWOOD 3134	$1,395,000	28/11/2024

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: 12/02/2025 22:19

2 Lewis Spencer Place, Croydon Hills Vic 3136

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



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Rooms: 9
Property Type: House
Land Size: 893.724 sqm approx

Agent Comments

Indicative Selling Price
$1,380,000 - $1,480,000
Median House Price
December quarter 2024: $1,215,000

Comparable Properties



22 Settlers Hill Cr CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,322,888
Method: Private Sale
Date: 12/12/2024
Property Type: House (Res)
Land Size: 710 sqm approx

Agent Comments



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



57 Tanbridge Way WARRANWOOD 3134 (REI)

4 2 2

Price: $1,395,000
Method: Private Sale
Date: 28/11/2024
Property Type: House (Res)
Land Size: 814 sqm approx

Agent Comments

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