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	77 Yarra Road, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,191,000 Property Type House Suburb Croydon Hills

Period - From 01/10/2023 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	1 Bowness Ct CROYDON HILLS 3136	$1,300,000	15/11/2024
2	7 Baddeley Cirt CROYDON 3136	$1,320,000	21/10/2024
3	11 Lyric Ct WARRANWOOD 3134	$1,275,000	23/07/2024

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: 03/12/2024 15:01

77 Yarra Road, Croydon Hills Vic 3136

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



4 2 2

Property Type: House (New - Detached)

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2024: $1,191,000

Comparable Properties



1 Bowness Ct CROYDON HILLS 3136 (REI)

4 2 6

Price: $1,300,000
Method: Private Sale
Date: 15/11/2024
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments



7 Baddeley Cirt CROYDON 3136 (REI)

4 2 2

Price: $1,320,000
Method: Private Sale
Date: 21/10/2024
Property Type: House

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

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