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	3 Karina Close, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,155,600 Property Type House Suburb Croydon Hills

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	2 Lewis Spencer Pl CROYDON HILLS 3136	$1,551,000	27/03/2025
2	5 Federation Glen CROYDON HILLS 3136	$1,510,000	10/12/2024
3	3 Tandarra Dr RINGWOOD 3134	$1,600,000	02/12/2024

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: 24/04/2025 12:49

3 Karina Close, Croydon Hills Vic 3136



4 2 2

Rooms: 9
Property Type: House
Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending March 2025: $1,155,600

Comparable Properties



2 Lewis Spencer Pl CROYDON HILLS 3136 (REI)

5 2 2

Price: $1,551,000
Method: Private Sale
Date: 27/03/2025
Property Type: House (Res)
Land Size: 894 sqm approx

Agent Comments



5 Federation Glen CROYDON HILLS 3136 (REI/VG)

5 2 2

Price: $1,510,000
Method: Private Sale
Date: 10/12/2024
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments



3 Tandarra Dr RINGWOOD 3134 (REI/VG)

4 2 2

Price: $1,600,000
Method: Private Sale
Date: 02/12/2024
Property Type: House (Res)
Land Size: 778 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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