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	11 Paddlewheeler Pocket, Croydon North Vic 3136

Indicative selling price

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

Range between $1,195,000 & $1,295,000

Median sale price

Median price $1,101,000 Property Type House Suburb Croydon North

Period - From 01/04/2025 to 30/06/2025 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	3 Kyle Pl CROYDON NORTH 3136	$1,255,000	08/07/2025
2	5 Viewmont Ct CROYDON NORTH 3136	$1,286,000	10/05/2025
3	4 Packham Pl WONGA PARK 3115	$1,225,000	17/04/2025

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: 15/08/2025 09:36

11 Paddlewheeler Pocket, Croydon North Vic 3136



4 2 2

Property Type: House
Land Size: 699 sqm approx

Agent Comments

Indicative Selling Price
$1,195,000 - $1,295,000
Median House Price
June quarter 2025: $1,101,000

Comparable Properties



3 Kyle Pl CROYDON NORTH 3136 (REI)

3 2 3

Price: $1,255,000
Method: Private Sale
Date: 08/07/2025
Property Type: House
Land Size: 896 sqm approx

Agent Comments



5 Viewmont Ct CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,286,000
Method: Private Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 784 sqm approx

Agent Comments



4 Packham Pl WONGA PARK 3115 (REI/VG)

4 2 2

Price: $1,225,000
Method: Private Sale
Date: 17/04/2025
Property Type: House (Res)
Land Size: 765 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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