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	79 Yarra Road, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,160,000 Property Type House Suburb Croydon Hills

Period - From 29/08/2024 to 28/08/2025 Source Property Data

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 Thomas Lawford Pl CROYDON HILLS 3136	$1,400,000	07/08/2025
2	60 Highland Av CROYDON 3136	$1,550,000	28/06/2025
3	6 Warranwood Rd WARRANWOOD 3134	$1,430,000	24/06/2025

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: 29/08/2025 16:02

79 Yarra Road, Croydon Hills Vic 3136

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



5 3 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 677 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
29/08/2024 - 28/08/2025: $1,160,000

Comparable Properties



3 Thomas Lawford Pl CROYDON HILLS 3136 (REI)

5 3 3

Price: $1,400,000
Method: Private Sale
Date: 07/08/2025
Property Type: House
Land Size: 931 sqm approx

Agent Comments



60 Highland Av CROYDON 3136 (REI)

4 2 2

Price: $1,550,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 770 sqm approx

Agent Comments



6 Warranwood Rd WARRANWOOD 3134 (REI/VG)

5 3 2

Price: $1,430,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 750 sqm approx

Agent Comments

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