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	106 Langdale Drive, Croydon Hills Vic 3136

Indicative selling price

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

Single price $1,020,000

Median sale price

Median price $1,200,000 Property Type House Suburb Croydon Hills

Period - From 01/10/2024 to 30/09/2025 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	109 Langdale Dr CROYDON HILLS 3136	$1,022,000	09/08/2025
2	73 Yarra Rd CROYDON HILLS 3136	$950,000	28/06/2025
3	31 Wilson Conc CROYDON NORTH 3136	$1,030,000	21/06/2025

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: 01/12/2025 13:00

106 Langdale Drive, Croydon Hills Vic 3136

JellisCraig

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



3 2 2

Property Type: House (Res)
Land Size: 686 sqm approx

Agent Comments

Indicative Selling Price
$1,020,000
Median House Price
Year ending September 2025: $1,200,000

Comparable Properties



109 Langdale Dr CROYDON HILLS 3136 (REI/VG)

3 2 2

Price: $1,022,000
Method: Private Sale
Date: 09/08/2025
Property Type: House
Land Size: 641 sqm approx

Agent Comments



73 Yarra Rd CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $950,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



31 Wilson Conc CROYDON NORTH 3136 (REI/VG)

3 1 3

Price: $1,030,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 898 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE | propertydata.com.au

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