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	68 Croydon Hills Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,307,544 Property Type House Suburb Croydon Hills

Period - From 01/07/2025 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	8 Tanya Ct CROYDON HILLS 3136	$1,143,000	21/08/2025
2	56 Plymouth Rd CROYDON 3136	$1,165,000	25/07/2025
3	10 Settlers Hill Cr CROYDON HILLS 3136	$1,160,000	23/06/2025

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: 28/10/2025 16:05

68 Croydon Hills Drive, Croydon Hills Vic 3136

Johnny Gu
9722 9755
0450 835 277
teamgu@hoskins.com.au



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2025: $1,307,544

Comparable Properties



8 Tanya Ct CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,143,000
Method: Private Sale
Date: 21/08/2025
Property Type: House
Land Size: 702 sqm approx

Agent Comments



56 Plymouth Rd CROYDON 3136 (REI/VG)

4 2 2

Price: $1,165,000
Method: Private Sale
Date: 25/07/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments



10 Settlers Hill Cr CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,160,000
Method: Private Sale
Date: 23/06/2025
Property Type: House (Res)
Land Size: 702 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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