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	121b Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $892,500 Property Type House Suburb Croydon

Period - From 10/09/2024 to 09/09/2025 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	2 Kingsbridge Ct CROYDON HILLS 3136	$1,435,000	05/07/2025
2	118 Croydon Hills Dr CROYDON HILLS 3136	$1,352,000	29/05/2025
3	23 Crossman Dr CROYDON HILLS 3136	$1,405,000	19/03/2025

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: 10/09/2025 09:42

121b Maroondah Highway, Croydon Vic 3136

Property Type:
Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
10/09/2024 - 09/09/2025: $892,500

Comparable Properties

2 Kingsbridge Ct CROYDON HILLS 3136 (REI/VG)

5 2 2

Price: $1,435,000
Method: Private Sale
Date: 05/07/2025
Property Type: House
Land Size: 722 sqm approx

Agent Comments

118 Croydon Hills Dr CROYDON HILLS 3136 (REI/VG)

5 2 2

Price: $1,352,000
Method: Private Sale
Date: 29/05/2025
Property Type: House
Land Size: 775 sqm approx

Agent Comments

23 Crossman Dr CROYDON HILLS 3136 (REI/VG)

5 2 3

Price: $1,405,000
Method: Private Sale
Date: 19/03/2025
Property Type: House
Land Size: 730 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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