

# 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

1/60 Bonnie View Road, Croydon North Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$979,000

### Median sale price

Median price \$1,083,250 Property Type House Suburb Croydon North

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	2b Moana Dr MOOROOLBARK 3138	\$946,000	24/09/2025
2	1a Aminga Ct CROYDON 3136	\$992,000	09/08/2025
3	27a Holloway Rd CROYDON NORTH 3136	\$955,000	02/07/2025

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:

29/10/2025 14:15