

# 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

13-15 Waterview Court, Croydon Hills 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 \$2,100,000

&

\$2,300,000

### Median sale price

Median price \$1,228,500

Property Type House

Suburb Croydon Hills

Period - From 01/07/2025

to

30/06/2026

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 | 22 Galtymore CI WARRANWOOD 3134 | \$2,125,000 | 17/05/2026   |
| 2 |                                 |             |              |
| 3 |                                 |             |              |

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:

09/09/2026 16:54

Daniel Broadbent  
9870 6211  
0424 155 476

danielbroadbent@jellisrcraig.com.au

**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

Year ending June 2026: \$1,228,500



4 2 10

**Property Type:** House  
**Land Size:** 2689 sqm approx  
**Agent Comments**

## Comparable Properties



**22 Galtymore CI WARRANWOOD 3134 (REI)**

**Agent Comments**

5 3 2

**Price:** \$2,125,000  
**Method:** Private Sale  
**Date:** 17/05/2026  
**Property Type:** House (Res)  
**Land Size:** 1339 sqm approx

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.