

# 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

5 Loddon 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 \$1,230,000

&

\$1,353,000

### Median sale price

Median price \$1,152,000

Property Type House

Suburb Croydon Hills

Period - From 23/07/2024

to

22/07/2025

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	5 Karina CI CROYDON HILLS 3136	\$1,320,088	16/07/2025
2	3 Kyle PI CROYDON NORTH 3136	\$1,255,000	08/07/2025
3	50 Settlers Hill Cr CROYDON HILLS 3136	\$1,260,000	01/05/2025

**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:

23/07/2025 16:43

5 Loddon Court, Croydon Hills Vic 3136



3 2 1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 854 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,230,000 - \$1,353,000  
**Median House Price**  
23/07/2024 - 22/07/2025: \$1,152,000

## Comparable Properties



**5 Karina CI CROYDON HILLS 3136 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,320,088  
**Method:** Private Sale  
**Date:** 16/07/2025  
**Property Type:** House (Res)



**3 Kyle PI CROYDON NORTH 3136 (REI)**

**Agent Comments**

3 2 3

**Price:** \$1,255,000  
**Method:** Private Sale  
**Date:** 08/07/2025  
**Property Type:** House  
**Land Size:** 896 sqm approx



**50 Settlers Hill Cr CROYDON HILLS 3136 (REI)**

**Agent Comments**

5 3 2

**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 01/05/2025  
**Property Type:** House  
**Land Size:** 717 sqm approx

**Account - Ray White Eltham | P: 03 9431 3425**



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