

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

12 Kingsbridge Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,152,000

Property Type House

Suburb Croydon Hills

Period - From 01/04/2025

to

30/06/2025

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	56 Plymouth Rd CROYDON 3136	\$1,165,000	25/07/2025
2	10 Settlers Hill Cr CROYDON HILLS 3136	\$1,160,000	23/06/2025
3	178 Maroondah Hwy CROYDON 3136	\$1,130,000	03/06/2025

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:

07/08/2025 10:06



4 2 2

Property Type: House
Land Size: 756 sqm approx
Agent Comments

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2025: \$1,152,000

Comparable Properties



56 Plymouth Rd CROYDON 3136 (REI)

Agent Comments

4 2 2

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



10 Settlers Hill Cr CROYDON HILLS 3136 (REI)

Agent Comments

4 2 2

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



178 Maroondah Hwy CROYDON 3136 (REI)

Agent Comments

4 2 3

Price: \$1,130,000
Method: Private Sale
Date: 03/06/2025
Property Type: House
Land Size: 849 sqm approx