

## 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

3 THOMAS LAWFORD PLACE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,131,200

Property type

House

Suburb

Croydon Hills

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

4 NALINGA COURT WARRANWOOD VIC 3134	\$1,305,000	16-Mar-25
50 MARIANA AVENUE CROYDON SOUTH VIC 3136	\$1,380,000	01-Mar-25

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 6 months.

This Statement of Information was prepared on: 26 June 2025



## 4 NALINGA COURT WARRANWOOD VIC 3134

4 2 2

Sold Price **\$1,305,000** Sold Date **16-Mar-25**

Distance **2.09km**

In conjunction with

**PropertyDuo**  
BY WBP GROUP

1300 333 386

## 50 MARIANA AVENUE CROYDON SOUTH VIC 3136

4 2 3

Sold Price **\$1,380,000** Sold Date **01-Mar-25**

Distance **4.4km**

RS = Recent sale UN = Undisclosed Sale

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