

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

4 Applegum Close, Croydon Hills Vic 3136

Indicative selling price

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

Range between

\$1,460,000

&

\$1,550,000

Median sale price

Median price

\$1,155,600

Property Type

House

Suburb

Croydon Hills

Period - From

01/04/2024

to

31/03/2025

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	2 Lewis Spencer PI CROYDON HILLS 3136	\$1,551,000	27/03/2025
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:

16/06/2025 10:26

4 Applegum Close, Croydon Hills Vic 3136



Sharyn de Vries
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Indicative Selling Price

\$1,460,000 - \$1,550,000

Median House Price

Year ending March 2025: \$1,155,600



4 2 2

Property Type: House
Land Size: 686 sqm approx
Agent Comments

Comparable Properties



2 Lewis Spencer PI CROYDON HILLS 3136 (REI)

Agent Comments

5 2 2

Price: \$1,551,000
Method: Private Sale
Date: 27/03/2025
Property Type: House (Res)
Land Size: 894 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.

Account - Jellis Craig | P: 03 9870 6211



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