

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

20 Janson Court, Croydon North Vic 3136

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,101,000

Property Type

House

Suburb

Croydon North

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	118 Croydon Hills Dr CROYDON HILLS 3136	\$1,352,000	29/05/2025
2	5 Viewmont Ct CROYDON NORTH 3136	\$1,286,000	10/05/2025
3	4 Packham Pl WONGA PARK 3115	\$1,225,000	17/04/2025

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:

09/07/2025 11:53

20 Janson Court, Croydon North Vic 3136



Lachlan Williams

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2025: \$1,101,000



4 2 2

Rooms: 9

Property Type: House (Res)

Land Size: 828 sqm approx

Agent Comments

Comparable Properties



118 Croydon Hills Dr CROYDON HILLS 3136 (REI)

Agent Comments

5 2 2

Price: \$1,352,000

Method: Private Sale

Date: 29/05/2025

Property Type: House

Land Size: 775 sqm approx



5 Viewmont Ct CROYDON NORTH 3136 (REI)

Agent Comments

4 2 2

Price: \$1,286,000

Method: Private Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 784 sqm approx



4 Packham Pl WONGA PARK 3115 (REI/VG)

Agent Comments

4 2 2

Price: \$1,225,000

Method: Private Sale

Date: 17/04/2025

Property Type: House (Res)

Land Size: 765 sqm approx

Account - Hoskins | P: 03 9722 9755



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