

# 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	109 Langdale Drive, Croydon Hills Vic 3136
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,050,000

### 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	80 Langdale Dr CROYDON HILLS 3136	\$990,000	07/05/2025
2	27 Latrobe Ct CROYDON HILLS 3136	\$1,090,000	13/03/2025
3	8 Lanier Cr CROYDON NORTH 3136	\$1,090,000	22/02/2025

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 12:30



3 2 2

**Property Type:** House

**Land Size:** 641 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,000,000 - \$1,050,000

**Median House Price**

June quarter 2025: \$1,152,000

## Comparable Properties



**80 Langdale Dr CROYDON HILLS 3136 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$990,000

**Method:** Private Sale

**Date:** 07/05/2025

**Property Type:** House

**Land Size:** 652 sqm approx



**27 Latrobe Ct CROYDON HILLS 3136 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,090,000

**Method:** Private Sale

**Date:** 13/03/2025

**Property Type:** House

**Land Size:** 502 sqm approx



**8 Lanier Cr CROYDON NORTH 3136 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,090,000

**Method:** Private Sale

**Date:** 22/02/2025

**Property Type:** House

**Land Size:** 728 sqm approx