

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

11 Lemongrove Crescent, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Croydon Hills

Period - From 19/03/2025 to 18/03/2026 Source Property Data

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	68 Croydon Hills Dr CROYDON HILLS 3136	\$1,130,000	01/12/2025
2	127 Maroondah Hwy CROYDON 3136	\$1,110,000	03/10/2025
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: 19/03/2026 16:35

Brent Earney

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Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price

19/03/2025 - 18/03/2026: \$1,180,000



 4  2  2

Property Type: House

Land Size: 693 sqm approx

Agent Comments

Comparable Properties



68 Croydon Hills Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,130,000

Method: Private Sale

Date: 01/12/2025

Property Type: House (Res)

Land Size: 722 sqm approx



127 Maroondah Hwy CROYDON 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,110,000

Method: Private Sale

Date: 03/10/2025

Property Type: House

Land Size: 866 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 9725 0000 | F: 03 9725 7354



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