

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 3/32 Bonnie View Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$660,000 & \$695,000

Median sale price

Median price \$708,000 Property Type Unit Suburb Croydon North

Period - From 01/04/2025 to 31/03/2026 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 | 4/20 Norman Rd CROYDON 3136 | \$670,000 | 18/03/2026 |
| 2 | 2/112 Dorset Rd CROYDON 3136 | \$690,000 | 09/12/2025 |
| 3 | 3/73 Bonnie View Rd CROYDON NORTH 3136 | \$693,000 | 20/11/2025 |

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: 14/04/2026 10:44

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Indicative Selling Price

\$660,000 - \$695,000

Median Unit Price

Year ending March 2026: \$708,000



2 1 1

Property Type: Unit

Land Size: 194 sqm approx

Agent Comments

Comparable Properties



4/20 Norman Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$670,000

Method: Private Sale

Date: 18/03/2026

Property Type: Unit

Land Size: 180 sqm approx



2/112 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$690,000

Method: Private Sale

Date: 09/12/2025

Property Type: Unit

Land Size: 160 sqm approx



3/73 Bonnie View Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$693,000

Method: Private Sale

Date: 20/11/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9726 8888



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