

# 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 11B Bonnie View Road, Croydon North Vic 3136

### Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,185,000 Property Type House Suburb Croydon North  
Period - From 01/01/2026 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	9 Beatty Av CROYDON 3136	\$1,120,000	07/01/2026
2	13 Frome St CROYDON 3136	\$1,262,200	19/11/2025
3	8 Beatty Av CROYDON 3136	\$1,120,000	29/10/2025

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: 09/04/2026 13:16



4 2 3

**Property Type:** House  
**Land Size:** 600 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

March quarter 2026: \$1,185,000

## Comparable Properties



**9 Beatty Av CROYDON 3136 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 07/01/2026  
**Property Type:** House  
**Land Size:** 400 sqm approx



**13 Frome St CROYDON 3136 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,262,200  
**Method:** Private Sale  
**Date:** 19/11/2025  
**Property Type:** House  
**Land Size:** 525 sqm approx



**8 Beatty Av CROYDON 3136 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 29/10/2025  
**Property Type:** House  
**Land Size:** 400 sqm approx

**Account - Jellis Craig | P: 03 9870 6211**