

# 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 9 Carol Hancock Place, 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 \$1,250,000 & \$1,330,000

### 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	3 Hawkshead Ct CROYDON HILLS 3136	\$1,275,000	31/01/2026
2	9 Helston Ct CROYDON HILLS 3136	\$1,340,000	13/12/2025
3	14 Kempston Ct CROYDON NORTH 3136	\$1,220,000	12/12/2025

**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: 13/04/2026 09:15

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 4  
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**Property Type:** House  
**Land Size:** 757 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,330,000

**Median House Price**

March quarter 2026: \$1,185,000

## Comparable Properties



**3 Hawkshead Ct CROYDON HILLS 3136 (REI/VG)**

Agent Comments

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  2

**Price:** \$1,275,000  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** House (Res)  
**Land Size:** 759 sqm approx



**9 Helston Ct CROYDON HILLS 3136 (REI)**

Agent Comments

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**Price:** \$1,340,000  
**Method:** Private Sale  
**Date:** 13/12/2025  
**Property Type:** House  
**Land Size:** 868 sqm approx



**14 Kempston Ct CROYDON NORTH 3136 (REI/VG)**

Agent Comments

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**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 12/12/2025  
**Property Type:** House  
**Land Size:** 912 sqm approx

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