

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	25 Greengable Court, Croydon Hills Vic 3136
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Indicative selling price

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

Range between	\$1,300,000	&	\$1,380,000
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Median sale price

Median price	\$1,195,000	Property Type	House	Suburb	Croydon Hills
Period - From	01/01/2025	to	31/12/2025	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	7 Mari Tce CROYDON HILLS 3136	\$1,250,000	15/12/2025
2	13 Packham PI WONGA PARK 3115	\$1,361,000	12/11/2025
3	57 Warriem Rd CROYDON NORTH 3136	\$1,410,000	11/11/2025

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: 06/03/2026 12:07

Sharyn de Vries

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Property Type: House
Land Size: 642 sqm approx
Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,380,000

Median House Price

Year ending December 2025: \$1,195,000

Comparable Properties



7 Mari Tce CROYDON HILLS 3136 (REI/VG)

Agent Comments

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Price: \$1,250,000
Method: Private Sale
Date: 15/12/2025
Property Type: House (Res)
Land Size: 702 sqm approx



13 Packham Pl WONGA PARK 3115 (REI/VG)

Agent Comments

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Price: \$1,361,000
Method: Private Sale
Date: 12/11/2025
Property Type: House (Res)
Land Size: 702 sqm approx



57 Warriern Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

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Price: \$1,410,000
Method: Private Sale
Date: 11/11/2025
Property Type: House
Land Size: 836 sqm approx

Account - Jellis Craig | P: 03 9870 6211