

# 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 4 Merrill Crescent, Croydon Hills 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 \$1,050,000 & \$1,150,000

### 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	106 Langdale Dr CROYDON HILLS 3136	\$1,015,000	10/12/2025
3	5 Panorama Dr CROYDON NORTH 3136	\$1,113,000	05/12/2025

**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: 27/01/2026 19:52



**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending December 2025: \$1,195,000

## Comparable Properties



**7 Mari Tce CROYDON HILLS 3136 (REI)**

**Agent Comments**



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



**106 Langdale Dr CROYDON HILLS 3136 (REI)**

**Agent Comments**



**Price:** \$1,015,000  
**Method:** Private Sale  
**Date:** 10/12/2025  
**Property Type:** House  
**Land Size:** 686 sqm approx



**5 Panorama Dr CROYDON NORTH 3136 (REI)**

**Agent Comments**



**Price:** \$1,113,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** House  
**Land Size:** 707 sqm approx