

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

7 LEWIS SPENCER PLACE CROYDON HILLS VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

House

Suburb

Croydon Hills

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

3 HAWKSHEAD COURT CROYDON HILLS VIC 3136	1275000	31-Jan-26
8 WARRANWOOD ROAD WARRANWOOD VIC 3134	1350000	20-Oct-25
2 EDEN VALLEY ROAD WARRANWOOD VIC 3134	1203000	05-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 18 February 2026



3 HAWKSHEAD COURT CROYDON HILLS VIC 3136

4 2 2

Sold Price ^{RS} **1275000** Sold Date **31-Jan-26**

Distance **0.65km**



8 WARRANWOOD ROAD WARRANWOOD VIC 3134

4 2 2

Sold Price **1350000** Sold Date **20-Oct-25**

Distance **1.38km**



2 EDEN VALLEY ROAD WARRANWOOD VIC 3134

4 3 2

Sold Price **1203000** Sold Date **05-Dec-25**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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