

# 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 Ravenglass Court, 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 \$890,000 & \$970,000

### Median sale price

Median price \$1,307,544 Property Type House Suburb Croydon Hills  
Period - From 01/07/2025 to 30/09/2025 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	12 Terrung Ct CROYDON NORTH 3136	\$900,000	21/10/2025
2	73 Yarra Rd CROYDON HILLS 3136	\$950,000	28/06/2025
3	62 Langdale Dr CROYDON HILLS 3136	\$950,000	19/05/2025

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: 18/11/2025 11:35

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 3  2  1

**Property Type:** House  
**Land Size:** 644 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$890,000 - \$970,000

**Median House Price**

September quarter 2025: \$1,307,544

## Comparable Properties



12 Terrung Ct CROYDON NORTH 3136 (REI)

**Agent Comments**

 3  1  1

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** House (Res)  
**Land Size:** 890 sqm approx



73 Yarra Rd CROYDON HILLS 3136 (REI/VG)

**Agent Comments**

 4  2  2

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 28/06/2025  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx



62 Langdale Dr CROYDON HILLS 3136 (REI/VG)

**Agent Comments**

 3  1  2

**Price:** \$950,000  
**Method:** Sold Before Auction  
**Date:** 19/05/2025  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx

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