

# 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

10 Bronte Court, Croydon North Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,580,000 & \$1,680,000

### Median sale price

Median price \$1,080,000 Property Type House Suburb Croydon North

Period - From 01/01/2024 to 31/12/2024 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	5 Bemm Ct CROYDON HILLS 3136	\$1,641,000	06/02/2025
2	8 Rowland Ct WONGA PARK 3115	\$1,555,000	19/11/2024
3	26 Merrill Cr WARRANWOOD 3134	\$1,665,000	22/10/2024

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:

13/03/2025 09:18

Brent Peters

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**Indicative Selling Price**

\$1,580,000 - \$1,680,000

**Median House Price**

Year ending December 2024: \$1,080,000



 4  2  4

**Rooms:** 8

**Property Type:** House

**Land Size:** 1253 sqm approx

**Agent Comments**

## Comparable Properties



**5 Bemm Ct CROYDON HILLS 3136 (REI)**

**Agent Comments**

 6  3  2

**Price:** \$1,641,000

**Method:** Private Sale

**Date:** 06/02/2025

**Property Type:** House

**Land Size:** 781 sqm approx



**8 Rowland Ct WONGA PARK 3115 (REI)**

**Agent Comments**

 5  3  3

**Price:** \$1,555,000

**Method:** Private Sale

**Date:** 19/11/2024

**Property Type:** House (Res)

**Land Size:** 1107 sqm approx



**26 Merrill Cr WARRANWOOD 3134 (REI/VG)**

**Agent Comments**

 5  2  2

**Price:** \$1,665,000

**Method:** Private Sale

**Date:** 22/10/2024

**Property Type:** House

**Land Size:** 2031 sqm approx

**Account - Hoskins** | P: 03 9722 9755