

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

1 Billabong Close, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

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	58 Croydon Hills Dr CROYDON HILLS 3136	\$1,170,500	14/12/2025
3	13 Piedmont Ct CROYDON NORTH 3136	\$1,212,000	21/11/2025

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:

24/03/2026 14:24

Jack Sammut

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4 2 3

Property Type: House

Land Size: 727 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

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

Comparable Properties



7 Mari Tce CROYDON HILLS 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Private Sale

Date: 15/12/2025

Property Type: House (Res)

Land Size: 702 sqm approx

58 Croydon Hills Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,170,500

Method: Auction Sale

Date: 14/12/2025

Property Type: House (Res)

Land Size: 651 sqm approx



13 Piedmont Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,212,000

Method: Private Sale

Date: 21/11/2025

Property Type: House (Res)

Land Size: 865 sqm approx

Account - Jellis Craig | P: 03 9870 6211