

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 Oxford Close, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,217,500

Property Type House

Suburb Croydon Hills

Period - From 01/04/2025

to

31/03/2026

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	25 Greengable Ct CROYDON HILLS 3136	\$1,372,500	23/04/2026
2	71 Bemboka Rd WARRANWOOD 3134	\$1,355,000	18/04/2026
3	6 Brookfield PI WARRANWOOD 3134	\$1,300,000	12/02/2026

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:

27/04/2026 10:16



 4  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 778 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2026: \$1,217,500

Comparable Properties



25 Greengable Ct CROYDON HILLS 3136 (REI)

[Agent Comments](#)

 4  2  4

Price: \$1,372,500

Method: Private Sale

Date: 23/04/2026

Property Type: House

Land Size: 642 sqm approx



71 Bamboka Rd WARRANWOOD 3134 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,355,000

Method: Private Sale

Date: 18/04/2026

Property Type: House

Land Size: 913 sqm approx



6 Brookfield PI WARRANWOOD 3134 (REI/VG)

[Agent Comments](#)

 4  3  3

Price: \$1,300,000

Method: Private Sale

Date: 12/02/2026

Property Type: House

Land Size: 801 sqm approx