

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

105 Yarra Road, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,228,500

Property Type House

Suburb Croydon Hills

Period - From 01/07/2025

to

30/06/2026

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	63 Nangathan Way CROYDON NORTH 3136	\$1,110,000	03/06/2026
2	14 Stringy Bark Rise CROYDON NORTH 3136	\$1,100,000	01/06/2026
3	10 Justin Ct CROYDON NORTH 3136	\$1,105,000	21/03/2026

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:

21/08/2026 11:15



Rooms: 9

Property Type: House

Land Size: 610 sqm approx

Agent Comments

Comparable Properties



63 Nangathan Way CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$1,110,000

Method: Sold Before Auction

Date: 03/06/2026

Property Type: House (Res)

Land Size: 734 sqm approx



14 Stringy Bark Rise CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 01/06/2026

Property Type: House (Res)

Land Size: 824 sqm approx



10 Justin Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$1,105,000

Method: Private Sale

Date: 21/03/2026

Property Type: House

Land Size: 759 sqm approx