

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

21 Tarwin Drive, 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 \$1,217,500

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	1 Billabong CI CROYDON HILLS 3136	\$1,250,000	23/04/2026
2	34 Nangathan Way CROYDON NORTH 3136	\$1,190,000	23/03/2026
3	1 San Martin Dr CROYDON NORTH 3136	\$1,180,000	10/03/2026

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:

27/04/2026 16:24



 4  2  2

Property Type: House (Res)

Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

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

Comparable Properties



1 Billabong CI CROYDON HILLS 3136 (REI)

Agent Comments

 4  2  3

Price: \$1,250,000

Method: Private Sale

Date: 23/04/2026

Property Type: House

Land Size: 727 sqm approx



34 Nangathan Way CROYDON NORTH 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,190,000

Method: Private Sale

Date: 23/03/2026

Property Type: House

Land Size: 685 sqm approx



1 San Martin Dr CROYDON NORTH 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000

Method: Private Sale

Date: 10/03/2026

Property Type: House

Land Size: 863 sqm approx