

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

44 Eskdale Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	3 Hawkshead Ct CROYDON HILLS 3136	\$1,275,000	31/01/2026
3	9 Helston Ct CROYDON HILLS 3136	\$1,340,000	13/12/2025

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:

04/05/2026 09:32



5 2 2

Property Type: House
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

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

Comparable Properties



1 Billabong Ct 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



3 Hawkshead Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,275,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 759 sqm approx



9 Helston Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,340,000
Method: Private Sale
Date: 13/12/2025
Property Type: House
Land Size: 868 sqm approx