

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

6 Sevenoaks Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$960,000

Property Type House

Suburb Croydon

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	4 Broughton Av CROYDON 3136	\$1,075,000	09/05/2026
2	20 Glenwood Dr CROYDON 3136	\$1,075,000	23/04/2026
3	13 Somerset Cr CROYDON 3136	\$1,053,000	27/02/2026

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:

29/07/2026 13:41

6 Sevenoaks Avenue, Croydon Vic 3136



Brent Peters

9722 9755

0412 855 810

teampeters@hoskins.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending June 2026: \$960,000



4 2 5

Property Type: House

Land Size: 864.109 sqm approx

Agent Comments

Comparable Properties



4 Broughton Av CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$1,075,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 692 sqm approx



20 Glenwood Dr CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$1,075,000

Method: Private Sale

Date: 23/04/2026

Property Type: House

Land Size: 895 sqm approx



13 Somerset Cr CROYDON 3136 (REI/VG)

Agent Comments

4 2 6

Price: \$1,053,000

Method: Private Sale

Date: 27/02/2026

Property Type: House

Land Size: 916 sqm approx

Account - Hoskins | P: 03 9722 9755



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