

# 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

7 Oaktree Road, Croydon North Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,185,000

Property Type House

Suburb Croydon North

Period - From 01/01/2026

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	3 Grange Tce CROYDON HILLS 3136	\$1,285,000	25/04/2026
2			
3			

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:

01/07/2026 18:41

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**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
March quarter 2026: \$1,185,000



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1044 sqm approx  
Agent Comments

## Comparable Properties



**3 Grange Tce CROYDON HILLS 3136 (REI)**

Agent Comments



**Price:** \$1,285,000  
**Method:** Auction Sale  
**Date:** 25/04/2026  
**Property Type:** House (Res)  
**Land Size:** 1043 sqm approx

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.