

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 4 Lawson Court, Croydon North 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 \$1,185,000 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	16 Mary Ct CROYDON NORTH 3136	\$1,150,000	28/04/2026
2	3 Grange Tce CROYDON HILLS 3136	\$1,285,000	25/04/2026
3	1 Billabong Cl CROYDON HILLS 3136	\$1,250,000	19/04/2026

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: 20/05/2026 10:35



4 2 2

Property Type: House (Res)

Land Size: 706 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

March quarter 2026: \$1,185,000

Comparable Properties



16 Mary Ct CROYDON NORTH 3136 (REI)

Agent Comments

4 2 2

Price: \$1,150,000

Method: Private Sale

Date: 28/04/2026

Property Type: House

Land Size: 777 sqm approx



3 Grange Tce CROYDON HILLS 3136 (REI)

Agent Comments

4 2 2

Price: \$1,285,000

Method: Auction Sale

Date: 25/04/2026

Property Type: House (Res)

Land Size: 1043 sqm approx



1 Billabong Ct CROYDON HILLS 3136 (REI)

Agent Comments

4 2 3

Price: \$1,250,000

Method: Auction Sale

Date: 19/04/2026

Property Type: House (Res)

Land Size: 727 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800