

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

3 GRANGE TERRACE CROYDON HILLS VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,250

Property type

House

Suburb

Croydon Hills

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

6 BROOKFIELD PLACE WARRANWOOD VIC 3134	\$1,300,000	31-Jan-26
35 GLEN AVENUE CROYDON VIC 3136	\$1,230,000	03-Dec-25

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 6 months.

This Statement of Information was prepared on: 13 March 2026



6 BROOKFIELD PLACE WARRANWOOD VIC 3134

 4  2  2

Sold Price **\$1,300,000** Sold Date **31-Jan-26**

Distance **0.66km**



35 GLEN AVENUE CROYDON VIC 3136

 4  2  4

Sold Price **\$1,230,000** Sold Date **03-Dec-25**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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