

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

2 Wonuka Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,195,000

Property Type

House

Suburb

Croydon Hills

Period - From

01/01/2025

to

31/12/2025

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	58 Croydon Hills Dr CROYDON HILLS 3136	\$1,170,500	14/12/2025
2	47 Nangathan Way CROYDON NORTH 3136	\$1,125,000	30/10/2025
3	146 Nangathan Way CROYDON NORTH 3136	\$1,077,500	25/08/2025

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:

12/02/2026 14:00

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2025: \$1,195,000



4 2 2

Property Type: House
Land Size: 468 sqm approx
Agent Comments

Comparable Properties

58 Croydon Hills Dr CROYDON HILLS 3136 (REI)

Agent Comments

4 2 2

Price: \$1,170,500
Method: Auction Sale
Date: 14/12/2025
Property Type: House (Res)
Land Size: 651 sqm approx



47 Nangathan Way CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,125,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 659 sqm approx



146 Nangathan Way CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,077,500
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 686 sqm approx