

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 3 Mitchell Court, Croydon North Vic 3136
Including suburb and postcode

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,151,000 Property Type House Suburb Croydon North
Period - From 01/10/2025 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	16 Bronte Ct CROYDON NORTH 3136	\$1,562,000	24/12/2025
2	4 Timberview Tce CROYDON HILLS 3136	\$1,635,000	24/12/2025
3	11 Loddon Ct CROYDON HILLS 3136	\$1,582,500	29/11/2025

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:

19/01/2026 10:11



Rooms: 7
Property Type: House
Land Size: 850 sqm approx

Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2025: \$1,151,000

Comparable Properties



16 Bronte Ct CROYDON NORTH 3136 (REI)



Price: \$1,562,000
Method: Private Sale
Date: 24/12/2025
Property Type: House
Land Size: 819 sqm approx

Agent Comments



4 Timberview Tce CROYDON HILLS 3136 (REI)



Price: \$1,635,000
Method: Private Sale
Date: 24/12/2025
Property Type: House
Land Size: 2115 sqm approx

Agent Comments



11 Loddon Ct CROYDON HILLS 3136 (REI)



Price: \$1,582,500
Method: Private Sale
Date: 29/11/2025
Property Type: House
Land Size: 949 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755