

# 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 Mitchell Court, 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 \$1,550,000

&

\$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

## Comparable Properties



**16 Bronte Ct CROYDON NORTH 3136 (REI)**

Agent Comments



**Price:** \$1,562,000

**Method:** Private Sale

**Date:** 24/12/2025

**Property Type:** House

**Land Size:** 819 sqm approx



**4 Timberview Tce CROYDON HILLS 3136 (REI)**

Agent Comments



**Price:** \$1,635,000

**Method:** Private Sale

**Date:** 24/12/2025

**Property Type:** House

**Land Size:** 2115 sqm approx



**11 Loddon Ct CROYDON HILLS 3136 (REI)**

Agent Comments



**Price:** \$1,582,500

**Method:** Private Sale

**Date:** 29/11/2025

**Property Type:** House

**Land Size:** 949 sqm approx