

## 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

10 WOOLMER COURT CROYDON HILLS VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Croydon Hills

Period-from

01 May 2025

to

30 Apr 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

2 WONUKA COURT CROYDON HILLS VIC 3136	\$1,125,000	01-Apr-26
58 CROYDON HILLS DRIVE CROYDON HILLS VIC 3136	\$1,170,500	14-Dec-25
4 MERRILL CRESCENT CROYDON HILLS VIC 3136	\$1,177,000	11-Mar-26

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: 21 May 2026



**2 WONUKA COURT CROYDON HILLS VIC 3136**

4 2 2

Sold Price

<sup>RS</sup> **\$1,125,000**

Sold Date

**01-Apr-26**

Distance

**0.9km**



**58 CROYDON HILLS DRIVE CROYDON HILLS VIC 3136**

4 2 2

Sold Price

**\$1,170,500**

Sold Date

**14-Dec-25**

Distance

**1.1km**



**4 MERRILL CRESCENT CROYDON HILLS VIC 3136**

3 2 2

Sold Price

<sup>RS</sup> **\$1,177,000**

Sold Date

**11-Mar-26**

Distance

**0.58km**

RS = Recent sale

UN = Undisclosed Sale

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