

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

106 Langdale Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Croydon Hills

Period - From 01/10/2024 to 30/09/2025 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	109 Langdale Dr CROYDON HILLS 3136	\$1,022,000	09/08/2025
2	62 Langdale Dr CROYDON HILLS 3136	\$950,000	19/05/2025
3	1 Edwina Ct CROYDON HILLS 3136	\$940,000	17/05/2025

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:

09/10/2025 17:37



Property Type: House

Land Size: 699 sqm approx

Agent Comments

Comparable Properties



109 Langdale Dr CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$1,022,000

Method: Private Sale

Date: 09/08/2025

Property Type: House

Land Size: 641 sqm approx



62 Langdale Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$950,000

Method: Sold Before Auction

Date: 19/05/2025

Property Type: House (Res)

Land Size: 663 sqm approx



1 Edwina Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$940,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 708 sqm approx