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: 9 Carol Hancock Place, Croydon North Vic 3136

Indicative selling price

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

Single price: $1,295,000

Median sale price

Median price: $1,185,000 Property Type: House Suburb: Croydon North

Period - From: 01/01/2026 to: 31/03/2026 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	3 Hawkshead Ct CROYDON HILLS 3136	$1,275,000	31/01/2026
2	9 Helston Ct CROYDON HILLS 3136	$1,340,000	13/12/2025
3	14 Kempston Ct CROYDON NORTH 3136	$1,220,000	12/12/2025

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: 30/04/2026 14:50

9 Carol Hancock Place, Croydon North Vic 3136

JellisCraig

Sharyn de Vries
9870 6211
0401 031 082
sharyndevries@jelliscraig.com.au

Indicative Selling Price
$1,295,000
Median House Price
March quarter 2026: $1,185,000



4 2 2

Property Type: House
Land Size: 757 sqm approx

Agent Comments

Comparable Properties



3 Hawkshead Ct CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,275,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 759 sqm approx

Agent Comments



9 Helston Ct CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,340,000
Method: Private Sale
Date: 13/12/2025
Property Type: House
Land Size: 868 sqm approx

Agent Comments



14 Kempston Ct CROYDON NORTH 3136 (REI/VG)

4 2 4

Price: $1,220,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 912 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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