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	5 CHERRY TREE GROVE CROYDON VIC 3136

Indicative selling price

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

~~Single Price~~		or range between	$1,125,000	&	$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$968,000	Property type	House	Suburb	Croydon
Period-from	01 Aug 2025	to	31 Jul 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 FURNELL WAY RINGWOOD NORTH VIC 3134	$1,225,000	24-Jul-26
57 MUNDARA DRIVE RINGWOOD VIC 3134	$1,230,000	15-Aug-26
10 WOOLMER COURT CROYDON HILLS VIC 3136	$1,214,000	19-Jun-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.~~

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2 FURNELL WAY RINGWOOD NORTH VIC 3134

4 2 4

Sold Price RS $1,225,000 Sold Date 24-Jul-26

Distance 1.77km



57 MUNDARA DRIVE RINGWOOD VIC 3134

4 2 2

Sold Price RS $1,230,000 Sold Date 15-Aug-26

Distance 1.43km



10 WOOLMER COURT CROYDON HILLS VIC 3136

4 2 2

Sold Price $1,214,000 Sold Date 19-Jun-26

Distance 1.22km

RS = Recent sale **UN** = Undisclosed Sale

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