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	2 Nola Court, Croydon Vic 3136

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $960,000 Property Type House Suburb Croydon

Period - From 01/07/2025 to 30/06/2026 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	1/105 Hull Rd CROYDON 3136	$760,000	29/06/2026
2	8 Lee-Ann Cr CROYDON 3136	$806,000	15/04/2026
3	11a Esther Cr MOOROOLBARK 3138	$730,000	13/05/2026

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: 28/07/2026 14:09

2 Nola Court, Croydon Vic 3136

JellisCraig

James Wilson
0402 439 859
jameswilson@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 424 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
Year ending June 2026: $960,000

Comparable Properties

1/105 Hull Rd CROYDON 3136 (REI)

3 1 1

Price: $760,000
Method:
Date: 29/06/2026
Property Type: House

Agent Comments

8 Lee-Ann Cr CROYDON 3136 (REI)

3 2 2

Price: $806,000
Method:
Date: 15/04/2026
Property Type: House

Agent Comments

11a Esther Cr MOOROOLBARK 3138 (VG)

3 - -

Price: $730,000
Method: Sale
Date: 13/05/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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