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: 4A Mckerral Place, Croydon North Vic 3136

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,127,500 Property Type House Suburb Croydon North

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	22 Cass Av CROYDON 3136	$1,737,500	06/05/2026
2	18 Blackwood Dr WONGA PARK 3115	$1,651,000	31/03/2026
3	19 Gladys Gr CROYDON 3136	$1,600,000	28/03/2026

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: 24/08/2026 16:55

4A Mckerral Place, Croydon North Vic 3136

JellisCraig

Sharyn de Vries
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Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
Year ending June 2026: $1,127,500



4 2 4

Property Type: House
Land Size: 1154 sqm approx

Agent Comments

Comparable Properties



22 Cass Av CROYDON 3136 (REI/VG)

4 2 2

Price: $1,737,500
Method: Private Sale
Date: 06/05/2026
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



18 Blackwood Dr WONGA PARK 3115 (REI/VG)

4 2 2

Price: $1,651,000
Method: Private Sale
Date: 31/03/2026
Property Type: House (Res)
Land Size: 2173 sqm approx

Agent Comments



19 Gladys Gr CROYDON 3136 (REI/VG)

5 2 2

Price: $1,600,000
Method: Private Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

REIV THE DIFFERENCE

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