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	4 Shirley Court, Croydon Vic 3136

Indicative selling price

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

Range between $980,000 & $1,060,000

Median sale price

Median price $960,000 Property Type House Suburb Croydon

Period - From 01/07/2025 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	50 Montana Pde CROYDON 3136	$1,085,000	15/11/2025
2	14 St Georges Cr CROYDON 3136	$988,500	11/11/2025
3	5 Wesley Ct CROYDON 3136	$1,050,000	12/07/2025

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: 17/12/2025 14:04

4 Shirley Court, Croydon Vic 3136



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 867 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,060,000
Median House Price
September quarter 2025: $960,000

Comparable Properties



50 Montana Pde CROYDON 3136 (REI/VG)

3 2 2

Price: $1,085,000
Method: Private Sale
Date: 15/11/2025
Property Type: House
Land Size: 890 sqm approx

Agent Comments



14 St Georges Cr CROYDON 3136 (REI)

3 2 2

Price: $988,500
Method: Private Sale
Date: 11/11/2025
Property Type: House
Land Size: 1032 sqm approx

Agent Comments



5 Wesley Ct CROYDON 3136 (REI/VG)

3 2 2

Price: $1,050,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 471 sqm approx

Agent Comments

Account - Woodards | P: 0390563899

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