Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 12/11/2026

Property offered for sale

Address
Including suburb and postcode: 34 Sherlock Road, Croydon Vic 3136

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	125	1,106

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $725,000 & $795,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $935,000 | Property type: House | Suburb: Croydon

Period: from 12/11/2025 to 11/11/2026 | Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	7 William Rd CROYDON 3136		
Sale price	$750,000	Date of sale	20/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	2	N/A	N/A

Comparable property 2

Address	89 Hull Rd CROYDON 3136		
Sale price	$770,000	Date of sale	01/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	N/A	864

Comparable property 3

Address	38 Alice St CROYDON NORTH 3136		
Sale price	$740,000	Date of sale	10/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	N/A	724

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=209bfdf07f94ac33f750df4cb588503f

34 Sherlock Road, Croydon Vic 3136

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3 1 2

Property Type: House
Land Size: 1106 sqm approx

Agent Comments

Indicative Selling Price
$725,000 - $795,000
Median House Price
12/11/2025 - 11/11/2026: $935,000

Comparable Properties

7 William Rd CROYDON 3136 (REI)

2 1 2

Price: $750,000
Method:
Date: 20/05/2026
Property Type: House

Agent Comments



89 Hull Rd CROYDON 3136 (REI)

3 1 2

Price: $770,000
Method: Private Sale
Date: 01/07/2026
Property Type: House
Land Size: 864 sqm approx

Agent Comments



38 Alice St CROYDON NORTH 3136 (REI)

3 1 2

Price: $740,000
Method: Private Sale
Date: 10/06/2026
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

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