Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 04/11/2026

Property offered for sale

Address
Including suburb and postcode: 7 The Dell, Croydon North 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	4	2	2	238	699

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 $1,100,000 & $1,200,000

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: $1,135,000 | Property type: House | Suburb: Croydon North

Period: from 04/11/2025 to 03/11/2026 | 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	21 Tarwin Dr CROYDON HILLS 3136		
Sale price	$1,122,800	Date of sale	18/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	140	652

Comparable property 2

Address	14 Stringy Bark Rise CROYDON NORTH 3136		
Sale price	$1,100,000	Date of sale	01/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	195	824

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

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

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:

Fewer than three comparable properties were sold within the prescribed date and location range, having regard to the property's distinctive characteristics, including its floorplan configuration with lower-level living space/laundry/study, land characteristics, land size, brand-new kitchen, three living areas, fresh paintwork and quiet court location backing onto a reserve.

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=ad9228703569dfcd240f0e05107ab6e5

7 The Dell, Croydon North Vic 3136

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4 2 2

Property Type: House
Land Size: 699 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
04/11/2025 - 03/11/2026: $1,135,000

Comparable Properties



21 Tarwin Dr CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,122,800
Method: Private Sale
Date: 18/07/2026
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



14 Stringy Bark Rise CROYDON NORTH 3136 (REI)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 01/06/2026
Property Type: House (Res)
Land Size: 824 sqm approx

Agent Comments

Fewer than three comparable properties were sold within the prescribed date and location range, having regard to the property's distinctive characteristics, including its floorplan configuration with lower-level living space/laundry/study, land characteristics, land size, brand-new kitchen, three living areas, fresh paintwork and quiet court location backing onto a reserve.

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