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	15 Turkeith Crescent, Croydon North Vic 3136

Indicative selling price

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

Single price $899,000

Median sale price

Median price $1,082,500 Property Type House Suburb Croydon North

Period - From 01/07/2024 to 30/09/2024 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	5 Selby Ct CROYDON NORTH 3136	$890,000	27/07/2024
2	30 Carole Av CHIRNSIDE PARK 3116	$900,500	02/07/2024
3	45 Lyons Rd CROYDON NORTH 3136	$880,000	14/06/2024

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: 18/11/2024 14:41

15 Turkeith Crescent, Croydon North Vic 3136

Neo Wei
9870 6211
0420 309 891
NeoWei@jelliscraig.com.au



3 2 2

Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$899,000
Median House Price
September quarter 2024: $1,082,500

Comparable Properties



5 Selby Ct CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: $890,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



30 Carole Av CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $900,500
Method: Private Sale
Date: 02/07/2024
Property Type: House (Res)
Land Size: 865 sqm approx

Agent Comments



45 Lyons Rd CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: $880,000
Method: Expression of Interest
Date: 14/06/2024
Property Type: House (Res)
Land Size: 507 sqm approx

Agent Comments

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