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	5 Wesley Court, Croydon Vic 3136

Indicative selling price

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

Range between $910,000 & $960,000

Median sale price*

Median price $913,000 Property Type House Suburb Croydon

Period - From 01/04/2024 to 31/03/2025 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	27 Kallay St CROYDON 3136	$935,000	24/04/2025
2	93A Eastfield Rd CROYDON 3136	$930,000	15/04/2025
3	3 Shady Way CROYDON SOUTH 3136	$900,000	16/03/2025

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: 09/07/2025 08:32

5 Wesley Court, Croydon Vic 3136



3 2 2

Property Type: House
Land Size: 471 sqm approx

Agent Comments

Indicative Selling Price
$910,000 - $960,000
Median House Price *
01/04/2024 - 31/03/2025: $913,000
* Agent calculated median

Comparable Properties



27 Kallay St CROYDON 3136 (REI)

5 3 2

Price: $935,000
Method: Private Sale
Date: 24/04/2025
Property Type: House
Land Size: 467 sqm approx

Agent Comments



93A Eastfield Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $930,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 312 sqm approx

Agent Comments



3 Shady Way CROYDON SOUTH 3136 (VG)

3 - -

Price: $900,000
Method: Sale
Date: 16/03/2025
Property Type: House (Res)
Land Size: 623 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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