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 Morano Court, Croydon North Vic 3136

Indicative selling price

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

Range between $1,050,000 & $1,100,000

Median sale price

Median price $1,030,000 Property Type House Suburb Croydon North

Period - From 01/10/2024 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	146 Nangathan Way CROYDON NORTH 3136	$1,077,500	25/08/2025
2	56 Langdale Dr CROYDON HILLS 3136	$1,130,000	06/05/2025
3	1 The Dell CROYDON NORTH 3136	$1,101,000	06/05/2025

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: 06/11/2025 15:27

4 Morano Court, Croydon North Vic 3136

JellisCraig

Greg Earney
9726 8888
0438 305 687
gregearney@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,100,000
Median House Price
Year ending September 2025: $1,030,000

Comparable Properties



146 Nangathan Way CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,077,500
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 686 sqm approx

Agent Comments



56 Langdale Dr CROYDON HILLS 3136 (REI/VG)

5 2 2

Price: $1,130,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 688 sqm approx

Agent Comments



1 The Dell CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,101,000
Method: Private Sale
Date: 06/05/2025
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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