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 Carly Court, Croydon North Vic 3136

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $1,083,250 Property Type House Suburb Croydon North

Period - From 01/07/2025 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	173 Maroondah Hwy CROYDON 3136	$825,000	03/11/2025
2	38 Erskine Ridg MOOROOLBARK 3138	$818,000	05/07/2025
3			

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: 17/11/2025 14:25

5 Carly Court, Croydon North Vic 3136

JellisCraig



3 1 2

Property Type: House
Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
September quarter 2025: $1,083,250

Comparable Properties



173 Maroondah Hwy CROYDON 3136 (REI)

3 2 1

Price: $825,000
Method: Private Sale
Date: 03/11/2025
Property Type: House
Land Size: 407 sqm approx

Agent Comments



38 Erskine Ridg MOOROOLBARK 3138 (REI/VG)

3 2 1

Price: $818,000
Method: Private Sale
Date: 05/07/2025
Property Type: House
Land Size: 461 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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