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	1/46 Sherlock Road, Croydon Vic 3136

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $670,000 Property Type Unit Suburb Croydon

Period - From 26/11/2024 to 25/11/2025 Source Property Data

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	3/35 Norman Rd CROYDON 3136	$710,000	16/09/2025
2	1/12 Gary Ct CROYDON 3136	$715,000	04/09/2025
3	2/55 Hull Rd CROYDON 3136	$710,000	12/07/2025

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: 26/11/2025 16:07

1/46 Sherlock Road, Croydon Vic 3136

Michael Duffield
9726 8888
0428 975 698
michaelduffield@jelliscraig.com.au



3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
26/11/2024 - 25/11/2025: $670,000

Comparable Properties



3/35 Norman Rd CROYDON 3136 (REI/VG)

3 1 1

Price: $710,000
Method: Private Sale
Date: 16/09/2025
Property Type: Unit
Land Size: 334 sqm approx

Agent Comments



1/12 Gary Ct CROYDON 3136 (REI/VG)

3 1 1

Price: $715,000
Method: Private Sale
Date: 04/09/2025
Property Type: House
Land Size: 401 sqm approx

Agent Comments



2/55 Hull Rd CROYDON 3136 (REI/VG)

3 1 2

Price: $710,000
Method: Private Sale
Date: 12/07/2025
Property Type: Unit
Land Size: 280 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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