## 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	3/72 Sherlock Road, Croydon Vic 3136
Including suburb and	
postcode	
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#### Indicative selling price

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

Range between \$600,000 & \$650,00
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#### Median sale price

Median price	\$730,000		Property Type Unit		Suburb		Croydon
Period - From	01/07/2025	to	30/09/2025	So	ource	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

<del>A\*</del> 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

Add	dress of comparable property	Price	Date of sale
1	2/23 Karingal St CROYDON NORTH 3136	\$615,000	22/11/2025
2	16/83a Lincoln Rd CROYDON 3136	\$520,000	07/11/2025
3	7/13-15 Meadow Rd CROYDON NORTH 3136	\$655,000	12/05/2025

#### OR

В\* 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 15:26
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**Property Type:** Unit **Land Size:** 296 sqm approx

**Agent Comments** 

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price September quarter 2025: \$730,000

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.

# Comparable Properties



2/23 Karingal St CROYDON NORTH 3136 (REI)

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**a** 1

Price: \$615,000 Method: Private Sale Date: 22/11/2025 Property Type: Unit **Agent Comments** 



16/83a Lincoln Rd CROYDON 3136 (REI)

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**Agent Comments** 

Price: \$520,000 Method: Private Sale Date: 07/11/2025 Property Type: Unit



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Agent Comments



Price: \$655,000 Method: Private Sale Date: 12/05/2025 Property Type: Unit

Account - Barry Plant | P: 03 9842 8888





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