

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

3/72 Sherlock Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Croydon

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	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

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 15:26



 2  1  1

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)

Agent Comments

 2  1  1

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



16/83a Lincoln Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

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



7/13-15 Meadow Rd CROYDON NORTH 3136 (REI)

Agent Comments

 2  1  2

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

Account - Barry Plant | P: 03 9842 8888