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	24 Oaktree Road, Croydon North Vic 3136

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $1,127,500 Property Type House Suburb Croydon North

Period - From 01/07/2025 to 30/06/2026 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	7 Oaktree Rd CROYDON NORTH 3136	$1,240,922	24/07/2026
2	9 Carol Hancock Pl CROYDON NORTH 3136	$1,280,000	30/05/2026
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: 17/09/2026 14:53

24 Oaktree Road, Croydon North Vic 3136

JellisCraig

Matt Lockyer
9870 6211
0411 274 496
matthewlockyer@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 838 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
Year ending June 2026: $1,127,500

Comparable Properties



7 Oaktree Rd CROYDON NORTH 3136 (REI)

3 2 7

Price: $1,240,922
Method: Private Sale
Date: 24/07/2026
Property Type: House (Res)
Land Size: 1044 sqm approx

Agent Comments



9 Carol Hancock Pl CROYDON NORTH 3136 (REI)

4 2 2

Price: $1,280,000
Method: Private Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 757 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.

REIV THE DIFFERENCE

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