Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	19 Tadji Close, Croydon North Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$980,000	&	\$1,070,000
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Median sale price

Median price	\$1,101,000	Pro	perty Type	House		Suburb	Croydon North
Period - From	01/04/2025	to	30/06/2025		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

Address of comparable property		Price	Date of sale
1	154 Nangathan Way CROYDON NORTH 3136	\$1,120,000	28/06/2025
2	63 Nangathan Way CROYDON NORTH 3136	\$1,045,000	19/02/2025
3	7 Neuparth Rd CROYDON NORTH 3136	\$1,080,000	15/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/08/2025 10:43



JellisCraig

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> **Indicative Selling Price** \$980,000 - \$1,070,000 **Median House Price** June quarter 2025: \$1,101,000

Agent Comments

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Comparable Properties



154 Nangathan Way CROYDON NORTH 3136 (REI)

Price: \$1,120,000 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res) Land Size: 644 sqm approx





5

Method: Private Sale Date: 19/02/2025 Property Type: House Land Size: 734 sqm approx

7 Neuparth Rd CROYDON NORTH 3136 (REI/VG)

Price: \$1.080.000 Method: Auction Sale Date: 15/02/2025

Property Type: House (Res) Land Size: 988 sqm approx

Account - Jellis Craig | P: 03 9870 6211





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