

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

19 Tadji Close, Croydon North Vic 3136

Indicative selling price

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

Range between \$980,000

&

\$1,070,000

Median sale price

Median price \$1,101,000

Property 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	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 comparable properties 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

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



🛏 4 🛋 3 🚗 2

Property Type: House
Land Size: 828 sqm approx
Agent Comments

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

Comparable Properties



154 Nangathan Way CROYDON NORTH 3136 (REI)

Agent Comments

🛏 5 🛋 2 🚗 2

Price: \$1,120,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 644 sqm approx



63 Nangathan Way CROYDON NORTH 3136 (REI/VG)

Agent Comments

🛏 5 🛋 3 🚗 2

Price: \$1,045,000
Method: Private Sale
Date: 19/02/2025
Property Type: House
Land Size: 734 sqm approx



7 Neuparth Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

🛏 5 🛋 3 🚗 2

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