

# 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<br>Including suburb and<br>postcode | 2-4 Stringy Bark Rise, Croydon North Vic 3136 |
|---|---|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,580,000 & \$1,730,000

### 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 | 2/36 Mulawa St CROYDON NORTH 3136 | \$1,760,000 | 02/06/2025   |
| 2 | 23-25 Carroll Av CROYDON 3136     | \$1,620,000 | 10/05/2025   |
| 3 | 30-32 Merrill Cr WARRANWOOD 3134  | \$1,545,000 | 06/03/2025   |

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: 29/07/2025 10:17

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 5  2  7

**Property Type:** House

**Land Size:** 2628 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,580,000 - \$1,730,000

**Median House Price**

June quarter 2025: \$1,101,000

## Comparable Properties



**2/36 Mulawa St CROYDON NORTH 3136 (REI)**

**Agent Comments**

 5  4  2

**Price:** \$1,760,000

**Method:** Private Sale

**Date:** 02/06/2025

**Property Type:** House

**Land Size:** 4423 sqm approx



**23-25 Carroll Av CROYDON 3136 (REI)**

**Agent Comments**

 4  3  3

**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 10/05/2025

**Property Type:** House (Res)

**Land Size:** 1668 sqm approx



**30-32 Merrill Cr WARRANWOOD 3134 (REI)**

**Agent Comments**

 5  3  4

**Price:** \$1,545,000

**Method:** Private Sale

**Date:** 06/03/2025

**Property Type:** House

**Land Size:** 2183 sqm approx

**Account - Jellis Craig** | P: 03 9870 6211