

# 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 6 Turkeith Crescent, 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 \$790,000 & \$860,000

### Median sale price

Median price \$981,250 Property Type House Suburb Croydon North

Period - From 01/10/2024 to 31/12/2024 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	80 Exeter Rd CROYDON NORTH 3136	\$800,000	05/12/2024
2	16 Cass Av CROYDON 3136	\$900,000	07/11/2024
3	55 Holloway Rd CROYDON NORTH 3136	\$860,000	07/10/2024

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: 11/02/2025 18:26



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**Rooms:** 6  
**Property Type:** House  
**Land Size:** 857.495 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$790,000 - \$860,000  
**Median House Price**  
December quarter 2024: \$981,250

## Comparable Properties



80 Exeter Rd CROYDON NORTH 3136 (REI/VG)

[Agent Comments](#)

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**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 05/12/2024  
**Property Type:** House  
**Land Size:** 867 sqm approx



16 Cass Av CROYDON 3136 (REI/VG)

[Agent Comments](#)

 4  2  4

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 07/11/2024  
**Property Type:** House  
**Land Size:** 836 sqm approx



55 Holloway Rd CROYDON NORTH 3136 (REI)

[Agent Comments](#)

 4  1  -

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 07/10/2024  
**Property Type:** House (Res)  
**Land Size:** 578 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802