

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

1/84 Sherlock Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$599,950

Median sale price

Median price

\$635,750

Property Type

Unit

Suburb

Croydon

Period - From

20/11/2024

to

19/11/2025

Source

Property Data

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	5/212 Hull Rd MOOROOLBARK 3138	\$611,000	12/08/2025
2	6/51 Cambridge Rd MOOROOLBARK 3138	\$604,000	12/08/2025
3	3/82 Mount View Pde CROYDON 3136	\$640,000	01/08/2025

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:

20/11/2025 09:40



 2  1  1

Rooms: 3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$599,950

Median Unit Price

20/11/2024 - 19/11/2025: \$635,750

Comparable Properties



5/212 Hull Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 2  1  1

Price: \$611,000

Method: Private Sale

Date: 12/08/2025

Property Type: Unit

Land Size: 169 sqm approx



6/51 Cambridge Rd MOOROOLBARK 3138 (REI)

Agent Comments

 2  1  2

Price: \$604,000

Method: Private Sale

Date: 12/08/2025

Property Type: Unit

Land Size: 171 sqm approx



3/82 Mount View Pde CROYDON 3136 (REI/VG)

Agent Comments

 2  1  1

Price: \$640,000

Method: Private Sale

Date: 01/08/2025

Property Type: Unit

Account - Woodards | P: 0390563899