

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 NOORA COURT CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,330,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$968,000

Property type

House

Suburb

Croydon

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

16-18 ARKARRA COURT CROYDON NORTH VIC 3136	\$1,375,000	24-Mar-26
19-21 BARINA CRESCENT CROYDON VIC 3136	\$1,560,000	02-Mar-26
8 HARDIDGE STREET CROYDON VIC 3136	\$1,528,000	16-Feb-26

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 6 months.

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Anthony Molinaro
P 0398942044
M 0411061796
E anthony.molinaro@obre.com.au



**16-18 ARKARRA COURT CROYDON
NORTH VIC 3136**

 3  2  3

Sold Price

\$1,375,000

Sold Date

24-Mar-26

Distance

1.22km



**19-21 BARINA CRESCENT
CROYDON VIC 3136**

 4  3  10

Sold Price

\$1,560,000

Sold Date

02-Mar-26

Distance

0.12km



**8 HARDIDGE STREET CROYDON
VIC 3136**

 4  2  1

Sold Price

\$1,528,000

Sold Date

16-Feb-26

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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