

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

34 SHERLOCK ROAD 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

\$750,000

&

\$795,000

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

89 HULL ROAD CROYDON VIC 3136	\$770,000	01-Jul-26
4 KIAMA COURT MOOROOLBARK VIC 3138	\$777,500	11-Jul-26
17 BOROLA COURT CROYDON NORTH VIC 3136	\$800,000	15-Jul-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.~~

This Statement of Information was prepared on: 25 August 2026



89 HULL ROAD CROYDON VIC 3136

3 1 2

Sold Price

^{RS} \$770,000

Sold Date

01-Jul-26

Distance

0.95km



4 KIAMA COURT MOOROOLBARK VIC 3138

3 1 2

Sold Price

^{RS} \$777,500

Sold Date

11-Jul-26

Distance

1.58km



17 BOROLA COURT CROYDON NORTH VIC 3136

3 2 -

Sold Price

^{RS} \$800,000

Sold Date

15-Jul-26

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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