

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

4 JAMES MILNE DRIVE CROYDON NORTH 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,037,000

Property type

House

Suburb

Croydon North

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

6 TURKEITH CRESCENT CROYDON NORTH VIC 3136	\$915,000	04-Mar-25
64 LYONS ROAD CROYDON NORTH VIC 3136	\$968,000	24-Jan-25

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: 24 April 2025



6 TURKEITH CRESCENT CROYDON NORTH VIC 3136

Sold Price

^{RS} **\$915,000**

Sold Date

04-Mar-25



4



2



3

Distance

1.63km



64 LYONS ROAD CROYDON NORTH VIC 3136

Sold Price

^{RS} **\$968,000** ^{UN}

Sold Date

24-Jan-25



4



2



2

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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