

# 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 Shirley Court, Croydon 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 \$980,000 & \$1,060,000

### Median sale price

Median price \$960,000 Property Type House Suburb Croydon

Period - From 01/07/2025 to 30/09/2025 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	50 Montana Pde CROYDON 3136	\$1,085,000	15/11/2025
2	14 St Georges Cr CROYDON 3136	\$988,500	11/11/2025
3	5 Wesley Ct CROYDON 3136	\$1,050,000	12/07/2025

**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:

17/12/2025 14:04



3   2   2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 867 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$980,000 - \$1,060,000  
**Median House Price**  
 September quarter 2025: \$960,000

## Comparable Properties



**50 Montana Pde CROYDON 3136 (REI/VG)**

Agent Comments

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**Price:** \$1,085,000  
**Method:** Private Sale  
**Date:** 15/11/2025  
**Property Type:** House  
**Land Size:** 890 sqm approx



**14 St Georges Cr CROYDON 3136 (REI)**

Agent Comments

3   2   2

**Price:** \$988,500  
**Method:** Private Sale  
**Date:** 11/11/2025  
**Property Type:** House  
**Land Size:** 1032 sqm approx



**5 Wesley Ct CROYDON 3136 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 12/07/2025  
**Property Type:** House (Res)  
**Land Size:** 471 sqm approx

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