

## 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

5 CHERRY TREE GROVE CROYDON VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Croydon

Period-from

01 Feb 2025

to

31 Jan 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 9 HELSTON COURT CROYDON HILLS VIC 3136 | \$1,340,000 | 13-Dec-25 |
| 7 MARI TERRACE CROYDON HILLS VIC 3136  | \$1,250,000 | 15-Dec-25 |
| 16 TUNBURY AVENUE RINGWOOD VIC 3134    | \$1,255,000 | 22-Nov-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: 26 February 2026



**9 HELSTON COURT CROYDON HILLS VIC 3136**

 4  2  2

Sold Price <sup>RS</sup> **\$1,340,000** Sold Date **13-Dec-25**

Distance **0.77km**



**7 MARI TERRACE CROYDON HILLS VIC 3136**

 4  2  2

Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **15-Dec-25**

Distance **1.75km**



**16 TUNBURY AVENUE RINGWOOD VIC 3134**

 4  2  2

Sold Price <sup>RS</sup> **\$1,255,000** Sold Date **22-Nov-25**

Distance **1.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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