

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

6 Turkeith Crescent, Croydon North Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$830,000

&

\$900,000

Median sale price

Median price

\$981,250

Property Type

House

Suburb

Croydon North

Period - From

01/10/2024

to

31/12/2024

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	80 Exeter Rd CROYDON NORTH 3136	\$800,000	05/12/2024
2	16 Cass Av CROYDON 3136	\$900,000	07/11/2024
3	55 Holloway Rd CROYDON NORTH 3136	\$860,000	07/10/2024

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:

25/02/2025 15:29



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Property Type: House
Land Size: 858 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$900,000
Median House Price
December quarter 2024: \$981,250

Comparable Properties



80 Exeter Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

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Price: \$800,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 867 sqm approx



16 Cass Av CROYDON 3136 (REI/VG)

Agent Comments

4 2 4

Price: \$900,000
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 836 sqm approx



55 Holloway Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 1 -

Price: \$860,000
Method: Private Sale
Date: 07/10/2024
Property Type: House (Res)
Land Size: 578 sqm approx