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	6 Turkeith Crescent, Croydon North Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$981,250	Pro	perty 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

Add	dress 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 comparableproperties 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



McGrath









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)

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Agent Comments

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)

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Agent Comments

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)

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Price: \$860,000 **Method:** Private Sale **Date:** 07/10/2024

Property Type: House (Res) **Land Size:** 578 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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