

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

5/1 MCILRAITH COURT CROYDON 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jan 2024

to

31 Dec 2024

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

26 REAY ROAD MOOROOLBARK VIC 3138	\$620,000	26-Jul-24
2/46 BIRKENHEAD DRIVE KILSYTH VIC 3137	\$652,500	21-Sep-24
4/23 LIVERPOOL ROAD KILSYTH VIC 3137	\$633,000	30-Oct-24

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: 23 January 2025



**26 REAY ROAD MOOROOLBARK
VIC 3138**

2 1 1

Sold Price

\$620,000

Sold Date

26-Jul-24

Distance

0.9km



**2/46 BIRKENHEAD DRIVE KILSYTH
VIC 3137**

2 1 1

Sold Price

\$652,500

Sold Date

21-Sep-24

Distance

1.26km



**4/23 LIVERPOOL ROAD KILSYTH
VIC 3137**

2 1 1

Sold Price

\$633,000

Sold Date

30-Oct-24

Distance

1.63km



**7 SCARLETT CLOSE KILSYTH VIC
3137**

2 1 1

Sold Price

\$632,500

Sold Date

04-Sep-24

Distance

1.38km



**2 PRESTIGE CLOSE
MOOROOLBARK VIC 3138**

2 1 1

Sold Price

\$618,000

Sold Date

29-Oct-24

Distance

0.21km



**4/20 NEWMAN ROAD
MOOROOLBARK VIC 3138**

2 1 1

Sold Price

^{RS} **\$605,000** ^{UN}

Sold Date

11-Sep-24

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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