

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

14 Stringy Bark Rise, Croydon North Vic 3136

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,083,250

Property Type

House

Suburb

Croydon North

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	19 Tadjji CI CROYDON NORTH 3136	\$1,200,000	23/08/2025
2			
3			

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:

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 4  2  2

Property Type: House
Land Size: 824 sqm approx
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

September quarter 2025: \$1,083,250

Comparable Properties



19 Tadji CI CROYDON NORTH 3136 (REI)

Agent Comments

 4  3  2

Price: \$1,200,000
Method: Private Sale
Date: 23/08/2025
Property Type: House
Land Size: 828 sqm approx

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.