

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

16 Mary Court, 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 \$1,110,000 Property Type House Suburb Croydon North

Period - From 03/03/2025 to 02/03/2026 Source Property Data

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	47 Nangathan Way CROYDON NORTH 3136	\$1,125,000	30/10/2025
2	15 Piedmont Ct CROYDON NORTH 3136	\$1,160,000	29/10/2025
3	25 Alice St CROYDON NORTH 3136	\$1,130,000	06/10/2025

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: 03/03/2026 12:05

John Stack
9908 5700
0402 443 312
johnstack@jellisrcraig.com.au



4 2 2

Property Type: House
Land Size: 777 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
03/03/2025 - 02/03/2026: \$1,110,000

Comparable Properties



47 Nangathan Way CROYDON NORTH 3136 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,125,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 659 sqm approx



15 Piedmont Ct CROYDON NORTH 3136 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,160,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 970 sqm approx



25 Alice St CROYDON NORTH 3136 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,130,000
Method: Sold Before Auction
Date: 06/10/2025
Property Type: House (Res)
Land Size: 995 sqm approx

Account - Jellis Craig | P: (03) 9908 5700