

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 JULIE ROAD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$954,000

Property type

House

Suburb

Croydon

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

9 PARIS AVENUE CROYDON SOUTH VIC 3136	\$765,000	26-Nov-25
1/12 SUNBEAM AVENUE RINGWOOD EAST VIC 3135	\$778,500	08-Feb-26
1/19 SELICK DRIVE CROYDON VIC 3136	\$822,000	20-Jan-26

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: 10 April 2026



9 PARIS AVENUE CROYDON SOUTH VIC 3136

3 1 2

Sold Price **\$765,000** Sold Date **26-Nov-25**

Distance **1.47km**



1/12 SUNBEAM AVENUE RINGWOOD EAST VIC 3135

3 1 2

Sold Price **\$778,500** Sold Date **08-Feb-26**

Distance **1.84km**



1/19 SELLICK DRIVE CROYDON VIC 3136

3 1 2

Sold Price **\$822,000** Sold Date **20-Jan-26**

Distance **1.69km**

RS = Recent sale UN = Undisclosed Sale

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