

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 Elana Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,290,000 & \$1,350,000

Median sale price

Median price \$1,185,000 Property Type House Suburb Croydon North

Period - From 01/01/2026 to 31/03/2026 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	6 Pear Ct WONGA PARK 3115	\$1,400,000	08/04/2026
2	3 Hawkshead Ct CROYDON HILLS 3136	\$1,275,000	31/01/2026
3	7 Mari Tce CROYDON HILLS 3136	\$1,250,000	15/12/2025

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: 21/04/2026 14:08



 5  2  2

Property Type: House
Land Size: 651 sqm approx
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,350,000
Median House Price
March quarter 2026: \$1,185,000

Comparable Properties



6 Pear Ct WONGA PARK 3115 (REI)

Agent Comments

 5  2  4

Price: \$1,400,000
Method: Sold Before Auction
Date: 08/04/2026
Property Type: House (Res)
Land Size: 688 sqm approx



3 Hawkshead Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,275,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 759 sqm approx



7 Mari Tce CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Private Sale
Date: 15/12/2025
Property Type: House (Res)
Land Size: 702 sqm approx