

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 2 Borola Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,151,000 Property Type House Suburb Croydon North

Period - From 01/10/2025 to 31/12/2025 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	102 Croydon Hills Dr CROYDON HILLS 3136	\$1,022,000	24/11/2025
2	25 Alice St CROYDON NORTH 3136	\$1,130,000	06/10/2025
3	58 Warriem Rd CROYDON NORTH 3136	\$1,110,000	20/09/2025

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 12:50

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Property Type: House
Land Size: 916 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2025: \$1,151,000

Comparable Properties



102 Croydon Hills Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments

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Price: \$1,022,000
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 650 sqm approx



25 Alice St CROYDON NORTH 3136 (REI/VG)

Agent Comments

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



58 Warriern Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

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Price: \$1,110,000
Method: Private Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 990 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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