

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 Paddlewheeler Pocket, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,350,000

&

\$1,480,000

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	25 Greengable Ct CROYDON HILLS 3136	\$1,372,500	23/04/2026
2	3 Mitchell Ct CROYDON NORTH 3136	\$1,500,000	25/03/2026
3	5 Kyle Pl CROYDON NORTH 3136	\$1,340,000	16/11/2025

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:

05/05/2026 13:47

Ash Thompson

9870 6211

0401 205 320

ashthompson@jellisrcraig.com.au

Indicative Selling Price

\$1,350,000 - \$1,480,000

Median House Price

March quarter 2026: \$1,185,000



4 2 3

Property Type: House

Land Size: 660 sqm approx

Agent Comments

Comparable Properties



25 Greengable Ct CROYDON HILLS 3136 (REI)

Agent Comments

4 2 4

Price: \$1,372,500

Method: Private Sale

Date: 23/04/2026

Property Type: House

Land Size: 642 sqm approx



3 Mitchell Ct CROYDON NORTH 3136 (REI)

Agent Comments

5 2 2

Price: \$1,500,000

Method: Private Sale

Date: 25/03/2026

Property Type: House (Res)

Land Size: 900 sqm approx



5 Kyle Pl CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 3 4

Price: \$1,340,000

Method: Private Sale

Date: 16/11/2025

Property Type: House

Land Size: 951 sqm approx

Account - Jellis Craig | P: 03 9870 6211