

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 Mcleod Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$1,127,500

Property Type House

Suburb Croydon North

Period - From 01/07/2025

to

30/06/2026

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	11 Brushy Park Rd WONGA PARK 3115	\$1,177,500	26/03/2026
2	2 Drewett Cirt CROYDON 3136	\$1,271,000	21/03/2026
3			

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:

21/08/2026 14:08

2 Mcleod Court, Croydon North Vic 3136



Brent Peters

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Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

Year ending June 2026: \$1,127,500



4 2 2

Rooms: 7

Property Type: House (Res)

Land Size: 705 sqm approx

Agent Comments

Comparable Properties



11 Brushy Park Rd WONGA PARK 3115 (REI/VG)

Agent Comments

4 2 4

Price: \$1,177,500

Method: Private Sale

Date: 26/03/2026

Property Type: House (Res)

Land Size: 865 sqm approx



2 Drewett Cirt CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,271,000

Method: Private Sale

Date: 21/03/2026

Property Type: House

Land Size: 566 sqm approx

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.

Account - Hoskins | P: 03 9722 9755



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