

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 Nola Court, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000

&

\$795,000

Median sale price

Median price \$957,500

Property Type House

Suburb Croydon

Period - From 01/04/2025

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 Monomeith St MOOROOLBARK 3138	\$795,000	22/04/2026
2	4 Aminga Ct CROYDON 3136	\$800,000	11/03/2026
3	19 Myoora Dr MOOROOLBARK 3138	\$780,000	14/01/2026

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:

24/04/2026 12:28

2 Nola Court, Croydon Vic 3136



Miranda Jones

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Indicative Selling Price

\$750,000 - \$795,000

Median House Price

Year ending March 2026: \$957,500



3 1 2

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



6 Monomeith St MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

Price: \$795,000

Method: Private Sale

Date: 22/04/2026

Property Type: House

Land Size: 398 sqm approx



4 Aminga Ct CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$800,000

Method: Private Sale

Date: 11/03/2026

Property Type: House

Land Size: 374 sqm approx



19 Myoora Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$780,000

Method: Private Sale

Date: 14/01/2026

Property Type: House

Land Size: 395 sqm approx

Account - Hoskins | P: 03 9722 9755



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