

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	24 Oaktree Road, Croydon North Vic 3136
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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	7 Oaktree Rd CROYDON NORTH 3136	\$1,240,922	24/07/2026
2	9 Carol Hancock PI CROYDON NORTH 3136	\$1,280,000	30/05/2026
3	2 Drewett Cirt CROYDON 3136	\$1,271,000	21/03/2026

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: 08/09/2026 14:50

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4 2 2

Property Type: House
Land Size: 838 sqm approx
Agent Comments

Indicative Selling Price

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

Median House Price

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

Comparable Properties



7 Oaktree Rd CROYDON NORTH 3136 (REI)

Agent Comments

3 2 7

Price: \$1,240,922
Method: Private Sale
Date: 24/07/2026
Property Type: House (Res)
Land Size: 1044 sqm approx



9 Carol Hancock PI CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,280,000
Method: Private Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 757 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

Account - Jellis Craig | P: 03 9870 6211