

## 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

34 SHERLOCK ROAD CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$865,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$965,000

Property type

House

Suburb

Croydon

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### 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 6 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 275 DORSET ROAD CROYDON VIC 3136      | \$825,000 | 14-May-26 |
| 45 FELIX GROVE MOOROOLBARK VIC 3138   | \$850,000 | 13-Apr-26 |
| 28 CARDIGAN ROAD MOOROOLBARK VIC 3138 | \$800,000 | 28-Feb-26 |

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 6 months.~~

This Statement of Information was prepared on: 13 July 2026



## 275 DORSET ROAD CROYDON VIC 3136

Sold Price

**\$825,000**

Sold Date

**14-May-26**

3

1

1

Distance

**1.32km**



## 45 FELIX GROVE MOOROOLBARK VIC 3138

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date

**13-Apr-26**

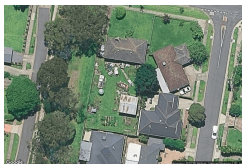
3

1

1

Distance

**0.72km**



## 28 CARDIGAN ROAD MOOROOLBARK VIC 3138

Sold Price

**\$800,000**

Sold Date

**28-Feb-26**

3

1

2

Distance

**1.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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