

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

42 Lanier Crescent, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,280,000

&

\$1,400,000

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	4 Lawson Ct CROYDON NORTH 3136	\$1,300,000	13/06/2026
2	9 Carol Hancock PI CROYDON NORTH 3136	\$1,280,000	30/05/2026
3	71 Bemboka Rd WARRANWOOD 3134	\$1,355,000	18/03/2026

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:

09/09/2026 17:10

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4 2 2

Property Type: House
Land Size: 816 sqm approx
Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,400,000

Median House Price

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

Comparable Properties



4 Lawson Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 706 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



71 Bemboka Rd WARRANWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,355,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 913 sqm approx

Account - Jellis Craig | P: 03 9870 6211