

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

8A TURKEITH CRESCENT CROYDON NORTH VIC 3136

Indicative selling price

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

Single Price

or range
between

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Croydon North

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

6/30 KARINGAL STREET CROYDON NORTH VIC 3136	\$752,000	25-Feb-26
19 BILLANOOK WAY CHIRNSIDE PARK VIC 3116	\$795,000	30-Apr-26
27 BELLARA DRIVE MOOROOLBARK VIC 3138	\$710,000	25-Mar-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: 22 July 2026



**6/30 KARINGAL STREET
CROYDON NORTH VIC 3136**

 3  1  2

Sold Price **\$752,000** Sold Date **25-Feb-26**

Distance **0.44km**



**19 BILLANOOK WAY CHIRNSIDE
PARK VIC 3116**

 3  1  1

Sold Price **\$795,000** Sold Date **30-Apr-26**

Distance **1.59km**



**27 BELLARA DRIVE
MOOROOLBARK VIC 3138**

 3  1  1

Sold Price **\$710,000** Sold Date **25-Mar-26**

Distance **1.8km**

RS = Recent sale **UN** = Undisclosed Sale

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