

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

9 Carol Hancock Place, Croydon North Vic 3136

Indicative selling price

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

Range between

\$1,250,000

&

\$1,330,000

Median sale price

Median price

\$1,151,000

Property Type

House

Suburb

Croydon North

Period - From

01/10/2025

to

31/12/2025

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	9 Helston Ct CROYDON HILLS 3136	\$1,340,000	13/12/2025
2	14 Kempston Ct CROYDON NORTH 3136	\$1,220,000	12/12/2025
3	20 Janson Ct CROYDON NORTH 3136	\$1,250,000	14/10/2025

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:

27/03/2026 15:26

9 Carol Hancock Place, Croydon North Vic 3136

JellisCraig

Sharyn de Vries

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Indicative Selling Price

\$1,250,000 - \$1,330,000

Median House Price

December quarter 2025: \$1,151,000



 4  2  2

Property Type: House

Land Size: 757 sqm approx

Agent Comments

Comparable Properties



9 Helston Ct CROYDON HILLS 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,340,000

Method: Private Sale

Date: 13/12/2025

Property Type: House

Land Size: 868 sqm approx



14 Kempston Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,220,000

Method: Private Sale

Date: 12/12/2025

Property Type: House

Land Size: 912 sqm approx



20 Janson Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,250,000

Method: Private Sale

Date: 14/10/2025

Property Type: House (Res)

Land Size: 826 sqm approx

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