

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 Judith Court, Croydon Vic 3136

Indicative selling price

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

Range between \$795,000

&

\$865,000

Median sale price

Median price \$900,000

Property Type House

Suburb Croydon

Period - From 01/04/2026

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	8 Lee-Ann Cr CROYDON 3136	\$806,000	10/04/2026
2	7 Bamba St CROYDON 3136	\$860,000	05/05/2026
3	123 Esther Cr MOOROOLBARK 3138	\$820,000	17/02/2026

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:

09/07/2026 12:38



 3  2  2

Property Type: House
Land Size: 503 sqm approx
Agent Comments

Indicative Selling Price
\$795,000 - \$865,000
Median House Price
June quarter 2026: \$900,000

Comparable Properties

8 Lee-Ann Cr CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$806,000
Method:
Date: 10/04/2026
Property Type: House



7 Bamba St CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$860,000
Method: Sale
Date: 05/05/2026
Property Type: House (Res)
Land Size: 508 sqm approx



123 Esther Cr MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$820,000
Method: Private Sale
Date: 17/02/2026
Property Type: House
Land Size: 375 sqm approx