

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

5 CHERRY TREE GROVE CROYDON 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Croydon

Period-from

01 Feb 2025

to

31 Jan 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

9 HELSTON COURT CROYDON HILLS VIC 3136	\$1,340,000	13-Dec-25
7 MARI TERRACE CROYDON HILLS VIC 3136	\$1,250,000	15-Dec-25
16 TUNBURY AVENUE RINGWOOD VIC 3134	\$1,255,000	22-Nov-25

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: 26 February 2026


9 HELSTON COURT CROYDON HILLS VIC 3136
 4  2  2

Sold Price

^{RS}
\$1,340,000

Sold Date

13-Dec-25

Distance

0.77km

7 MARI TERRACE CROYDON HILLS VIC 3136
 4  2  2

Sold Price

^{RS}
\$1,250,000

Sold Date

15-Dec-25

Distance

1.75km

16 TUNBURY AVENUE RINGWOOD VIC 3134
 4  2  2

Sold Price

^{RS}
\$1,255,000

Sold Date

22-Nov-25

Distance

1.76km
RS = Recent sale

UN = Undisclosed Sale

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