

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

38 Alice Street, Croydon North Vic 3136

Indicative selling price

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

Range between \$700,000 & \$750,000

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	46 Neuparth Rd CROYDON NORTH 3136	\$850,000	14/01/2026
2	5 Turkeith Cr CROYDON NORTH 3136	\$880,000	03/12/2025
3	12 Terrung Ct CROYDON NORTH 3136	\$900,000	21/10/2025

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:

01/04/2026 11:41



 3  1  2

Property Type: House
Land Size: 724 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
December quarter 2025: \$1,151,000

Comparable Properties



46 Neuparth Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 14/01/2026
Property Type: House
Land Size: 1042 sqm approx



5 Turkeith Cr CROYDON NORTH 3136 (REI/VG)

Agent Comments

 4  1  2

Price: \$880,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 859 sqm approx



12 Terrung Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$900,000
Method: Private Sale
Date: 21/10/2025
Property Type: House (Res)
Land Size: 890 sqm approx

Account - Barry Plant | P: 03 9842 8888