

# 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

26a Taylors Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$960,000 Property Type House Suburb Croydon

Period - From 01/01/2024 to 31/03/2024 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	2 Thackeray Ct CROYDON 3136	\$1,152,000	07/02/2024
2	4/31 Kitchener Rd CROYDON 3136	\$1,110,000	23/11/2023
3			

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:

07/05/2024 09:49

26a Taylors Road, Croydon Vic 3136



 4  2  2

**Property Type:** House  
**Land Size:** 257 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
March quarter 2024: \$960,000

## Comparable Properties



**2 Thackeray Ct CROYDON 3136 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,152,000  
**Method:** Sold Before Auction  
**Date:** 07/02/2024  
**Property Type:** House (Res)  
**Land Size:** 502 sqm approx



**4/31 Kitchener Rd CROYDON 3136 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,110,000  
**Method:** Private Sale  
**Date:** 23/11/2023  
**Property Type:** Townhouse (Single)

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.

**Account - Vogl & Walpole Estate Agents | P: 03 8580 6200**



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