

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

CROYDON VIC 3136

### Property offered for sale

Address  
Including suburb and  
postcode 9 Marcus Road, Croydon VIC 3136

### Indicative selling price range

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

Single price \$ or range between \$775,000 & \$850,000

### Median sale price

Median price \$930,000 Property type HOUSE Suburb CROYDON VIC 3136

Period - From 20/04/2024 to 20/10/2024 Source CORLOGIC

### Comparable property sales

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. 54 Mt Dandenong Road, Croydon, Vic 3136	\$830,000	08/10/2024
2. 13 PALTARRA COURT CROYDON VIC 3136	\$850,000	07/06/2024
3. 15 COLLINS GROVE CROYDON NORTH VIC 3136	\$831,000	15/06/2024

This Statement of Information was prepared on: 20/10/2024