

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

1/3 East Court, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$668,850 Property Type Unit Suburb Croydon

Period - From 10/04/2024 to 09/04/2025 Source Property Data

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	6/3 Brompton Ct KILSYTH 3137	\$740,000	13/03/2025
2	4/3 Brompton Ct KILSYTH 3137	\$745,000	25/02/2025
3	26A Taylor Rd MOOROOLBARK 3138	\$685,000	11/02/2025

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: 10/04/2025 10:51



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
10/04/2024 - 09/04/2025: \$668,850

Comparable Properties



6/3 Brompton Ct KILSYTH 3137 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 13/03/2025
Property Type: Unit

4/3 Brompton Ct KILSYTH 3137 (VG)

Agent Comments



Price: \$745,000
Method: Sale
Date: 25/02/2025
Property Type: Flat/Unit/Apartment (Res)



26A Taylor Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 11/02/2025
Property Type: Unit