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 betweer	\$690,000		&		\$750,000					
Median sale pr	rice									
Median price	\$668,850	Pro	operty Type	Unit			Suburb	Croydon		
Period - From	10/04/2024	to	09/04/2025		So	urce	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.

Ado	dress 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



Method: Sale Date: 25/02/2025 Property Type: Flat/Unit/Apartment (Res)



26A Taylor Rd MOOROOLBARK 3138 (REI)



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

Account - Barry Plant | P: 03 9735 3300



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Agent Comments