

## 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

1/26 HOMER AVENUE CROYDON SOUTH VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Croydon South

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

|                                                  |        |           |
|--------------------------------------------------|--------|-----------|
| 10/20-24 HAMILTON ROAD BAYSWATER NORTH VIC 3153  | 660000 | 19-Aug-24 |
| 9/51 BAYFIELD ROAD WEST BAYSWATER NORTH VIC 3153 | 700000 | 07-May-24 |
| 1/5 GORDON STREET CROYDON VIC 3136               | 700000 | 22-Jun-24 |

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 6 months.~~

This Statement of Information was prepared on: 30 October 2024

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**10/20-24 HAMILTON ROAD  
BAYSWATER NORTH VIC 3153**

3 1 2

Sold Price

**660000**

Sold Date **19-Aug-24**

Distance

**1.94km**



**9/51 BAYFIELD ROAD WEST  
BAYSWATER NORTH VIC 3153**

3 2 2

Sold Price

**700000**

Sold Date **07-May-24**

Distance

**0.87km**



**1/5 GORDON STREET CROYDON  
VIC 3136**

3 1 1

Sold Price

Sold Date **22-Jun-24**

Distance

**1.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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