

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

3 Hubble Road, Croydon Vic 3136

Indicative selling price

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

Range between \$700,000 & \$730,000

Median sale price

Median price \$903,250 Property Type House Suburb Croydon

Period - From 01/10/2024 to 31/12/2024 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	13 Spriggs Dr CROYDON 3136	\$700,888	23/12/2024
2	111 Spriggs Dr CROYDON 3136	\$730,000	15/11/2024
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:

28/01/2025 14:17



 3  2  1

Property Type: House
Land Size: 159 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$730,000
Median House Price
December quarter 2024: \$903,250

Comparable Properties



13 Spriggs Dr CROYDON 3136 (REI/VG)

Agent Comments

 3  2  1

Price: \$700,888
Method: Private Sale
Date: 23/12/2024
Property Type: House
Land Size: 171 sqm approx



111 Spriggs Dr CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$730,000
Method: Private Sale
Date: 15/11/2024
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.