

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 Todd Court, Croydon Vic 3136

Indicative selling price

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

Range between \$810,000 & \$880,000

Median sale price

Median price \$935,000 Property Type House Suburb Croydon

Period - From 01/01/2024 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	10 Morelle Ct MOOROOLBARK 3138	\$807,000	01/02/2025
2	11 Bartlett Av CROYDON 3136	\$835,000	01/11/2024
3	62 Mount View Pde CROYDON 3136	\$825,000	29/10/2024

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:

20/02/2025 12:44



Property Type:
Agent Comments

Indicative Selling Price
\$810,000 - \$880,000
Median House Price
Year ending December 2024: \$935,000

Comparable Properties



10 Morelle Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$807,000
Method: Private Sale
Date: 01/02/2025
Property Type: House
Land Size: 1123 sqm approx



11 Bartlett Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 924 sqm approx



62 Mount View Pde CROYDON 3136 (REI/VG)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 29/10/2024
Property Type: House
Land Size: 1059 sqm approx

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