

## 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

9/2-4 SANDGATE AVENUE CROYDON VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,000

Property type

Unit

Suburb

Croydon

Period-from

01 Feb 2024

to

31 Jan 2025

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

|  |        |           |
|--|--------|-----------|
| 8/27 BONNIE VIEW ROAD CROYDON NORTH VIC 3136 | 785000 | 13-Dec-24 |
| 89 MAROONDAH HIGHWAY CROYDON VIC 3136        | 792000 | 04-Nov-24 |
| 5A MATHER CLOSE CROYDON VIC 3136             | 770000 | 20-Dec-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: 12 February 2025



**8/27 BONNIE VIEW ROAD  
CROYDON NORTH VIC 3136**

3 2 2

Sold Price

<sup>RS</sup> **785000** Sold Date **13-Dec-24**

Distance **1.84km**



**89 MAROONDAH HIGHWAY  
CROYDON VIC 3136**

4 2 1

Sold Price

**792000** Sold Date **04-Nov-24**

Distance **0.62km**



**5A MATHER CLOSE CROYDON VIC  
3136**

3 2 2

Sold Price

<sup>RS</sup> **770000** Sold Date **20-Dec-24**

Distance **1.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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