

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 3/54 Surrey Road East, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000 & \$860,000

Median sale price

Median price \$785,000 Property Type Townhouse Suburb Croydon

Period - From 24/06/2023 to 23/06/2024 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	1/30 Sevenoaks Av CROYDON 3136	\$860,000	16/03/2024
2	1/42 Byron Rd KILSYTH 3137	\$850,000	17/05/2024
3	1/68 Dorset Rd CROYDON 3136	\$840,000	25/03/2024

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: 24/06/2024 15:55



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Property Type: Townhouse

Land Size: 227 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$860,000

Median Townhouse Price

24/06/2023 - 23/06/2024: \$785,000

Comparable Properties



1/30 Sevenoaks Av CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$860,000

Method: Private Sale

Date: 16/03/2024

Property Type: Townhouse (Single)

Land Size: 314 sqm approx



1/42 Byron Rd KILSYTH 3137 (REI)

Agent Comments

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Price: \$850,000

Method: Private Sale

Date: 17/05/2024

Property Type: Townhouse (Single)

Land Size: 400 sqm approx



1/68 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$840,000

Method: Sold Before Auction

Date: 25/03/2024

Property Type: Townhouse (Res)

Account - VICPROP