

# 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

1/3 East Court, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000

&

\$750,000

### Median sale price

Median price \$668,850

Property Type Unit

Suburb Croydon

Period - From 10/04/2024

to

09/04/2025

Source Property Data

### 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	6/3 Brompton Ct KILSYTH 3137	\$740,000	13/03/2025
2	4/3 Brompton Ct KILSYTH 3137	\$745,000	25/02/2025
3	26A Taylor Rd MOOROOLBARK 3138	\$685,000	11/02/2025

**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:

10/04/2025 10:51



Property Type:  
Agent Comments

Indicative Selling Price  
\$690,000 - \$750,000  
Median Unit Price  
10/04/2024 - 09/04/2025: \$668,850

## Comparable Properties



6/3 Brompton Ct KILSYTH 3137 (REI)

Agent Comments



Price: \$740,000  
Method: Private Sale  
Date: 13/03/2025  
Property Type: Unit

4/3 Brompton Ct KILSYTH 3137 (VG)

Agent Comments



Price: \$745,000  
Method: Sale  
Date: 25/02/2025  
Property Type: Flat/Unit/Apartment (Res)



26A Taylor Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$685,000  
Method: Private Sale  
Date: 11/02/2025  
Property Type: Unit