Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Single price	\$599,950

Median sale price

Median price	\$635,750	Pro	pperty Type Uni	t		Suburb	Croydon
Period - From	20/11/2024	to	19/11/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	5/212 Hull Rd MOOROOLBARK 3138	\$611,000	12/08/2025
2	6/51 Cambridge Rd MOOROOLBARK 3138	\$604,000	12/08/2025
3	3/82 Mount View Pde CROYDON 3136	\$640,000	01/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/11/2025 09:40









Rooms: 3

Property Type: Unit **Agent Comments**

Indicative Selling Price \$599,950 **Median Unit Price** 20/11/2024 - 19/11/2025: \$635,750

Comparable Properties



5/212 Hull Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

Price: \$611,000 Method: Private Sale Date: 12/08/2025 Property Type: Unit

Land Size: 169 sqm approx

6/51 Cambridge Rd MOOROOLBARK 3138 (REI)

2





Agent Comments

Price: \$604,000 Method: Private Sale Date: 12/08/2025 Property Type: Unit

Land Size: 171 sqm approx

3/82 Mount View Pde CROYDON 3136 (REI/VG)

Price: \$640,000 Method: Private Sale Date: 01/08/2025 Property Type: Unit





Agent Comments

Account - Woodards | P: 0390563899





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