

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

12/116 Hull Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$835,000

Median sale price

Median price

\$762,750

Property Type

Townhouse

Suburb

Croydon

Period - From

21/09/2024

to

20/09/2025

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	8/116 Hull Rd CROYDON 3136	\$893,000	06/09/2025
2	3/12 Gordon St CROYDON 3136	\$830,000	01/09/2025
3	3 Newhaven La CROYDON 3136	\$800,000	26/03/2025

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:

21/09/2025 20:41



Property Type:
Agent Comments

Indicative Selling Price
\$835,000
Median Townhouse Price
21/09/2024 - 20/09/2025: \$762,750

Comparable Properties



8/116 Hull Rd CROYDON 3136 (REI)

Agent Comments



Price: \$893,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)
Land Size: 335 sqm approx



3/12 Gordon St CROYDON 3136 (REI)

Agent Comments



Price: \$830,000
Method: Sold Before Auction
Date: 01/09/2025
Property Type: Townhouse (Res)



3 Newhaven La CROYDON 3136 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 26/03/2025
Property Type: Townhouse (Single)