

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$770,250 Property Type Townhouse Suburb Croydon

Period - From 21/10/2024 to 20/10/2025 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	3/112 Dorset Rd CROYDON 3136	\$805,000	29/09/2025
2	1/268 Maroondah Hwy CROYDON 3136	\$756,000	08/09/2025
3	2/30 Pascoe Av CROYDON 3136	\$790,000	30/08/2025

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:

21/10/2025 13:08



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median Townhouse Price
21/10/2024 - 20/10/2025: \$770,250

Comparable Properties



3/112 Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 29/09/2025
Property Type: Townhouse (Single)
Land Size: 269 sqm approx



1/268 Maroondah Hwy CROYDON 3136 (REI)

Agent Comments



Price: \$756,000
Method: Private Sale
Date: 08/09/2025
Property Type: Townhouse (Res)
Land Size: 282 sqm approx



2/30 Pascoe Av CROYDON 3136 (REI)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 30/08/2025
Property Type: Townhouse (Single)