Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 12 Eric Street, Croydon Vic 3136 |
|----------------------|----------------------------------|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

Single price \$750,000

Median sale price

| Median price | \$907,000 | Pro | perty Type | House | | Suburb | Croydon |
|---------------|------------|-----|------------|-------|--------|----------|---------|
| Period - From | 13/10/2024 | to | 12/10/2025 | | 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

| | aress of comparable property | 1 1100 | Date of Sale |
|---|------------------------------------|-----------|--------------|
| 1 | 26a Felix Gr MOOROOLBARK 3138 | \$725,000 | 13/08/2025 |
| 2 | 161 Manchester Rd MOOROOLBARK 3138 | \$760,000 | 05/08/2025 |
| 3 | 10 Marlow St MOOROOLBARK 3138 | \$731,000 | 21/06/2025 |

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: | 13/10/2025 14:25 |
|--|------------------|



Date of sale











Property Type: House Land Size: 389 sqm approx

Agent Comments

Indicative Selling Price \$750,000 **Median House Price** 13/10/2024 - 12/10/2025: \$907,000

Comparable Properties



26a Felix Gr MOOROOLBARK 3138 (REI/VG)







Price: \$725,000 Method: Private Sale Date: 13/08/2025

Property Type: House (Res) Land Size: 425 sqm approx

Agent Comments



161 Manchester Rd MOOROOLBARK 3138 (REI/VG)







Agent Comments

Price: \$760,000 Method: Private Sale Date: 05/08/2025 Property Type: House Land Size: 430 sqm approx

10 Marlow St MOOROOLBARK 3138 (REI/VG)





Price: \$731,000 Method: Private Sale Date: 21/06/2025 Property Type: House Land Size: 392 sqm approx **Agent Comments**

Account - Woodards | P: 0390563899





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.