## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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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

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Range between	\$740,000	&	\$790,000

#### Median sale price

Median price \$871,000	Pro	pperty Type	House		Suburb	Croydon
Period - From 01/04/2025	to	30/06/2025	So	urce	REIV	

#### 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	161 Manchester Rd MOOROOLBARK 3138	\$760,000	05/08/2025
2	17 Abraham Dr CROYDON 3136	\$770,500	31/05/2025
3	1/95 Mount View Pde CROYDON 3136	\$755,000	19/03/2025

#### 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:	10/09/2025 11:01









Rooms: 5

**Property Type:** House (Res) **Land Size:** 390 sqm approx

Agent Comments

Indicative Selling Price \$740,000 - \$790,000 Median House Price June quarter 2025: \$871,000

# Comparable Properties



161 Manchester Rd MOOROOLBARK 3138 (REI)

**4** 3 **4** 1 **4** 

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



17 Abraham Dr CROYDON 3136 (REI)

**4** 3 **to** 1 😂

Price: \$770,500
Method: Private Sale
Date: 31/05/2025
Property Type: House
Land Size: 355 sqm approx

Agent Comments



1/95 Mount View Pde CROYDON 3136 (REI/VG)

13 🟣 1 🛱 🖎

Price: \$755,000 Method: Private Sale Date: 19/03/2025 Property Type: Unit

Land Size: 385 sqm approx

Agent Comments

Account - Woodards | P: 0390563899





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