

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 Eric Street, Croydon Vic 3136

Indicative selling price

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

Range between \$740,000

&

\$790,000

Median sale price

Median price \$871,000

Property Type House

Suburb Croydon

Period - From 01/04/2025

to 30/06/2025

Source 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



 3  1  1

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)

Agent Comments

 3  1  1

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



17 Abraham Dr CROYDON 3136 (REI)

Agent Comments

 3  1  2

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



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

Agent Comments

 3  1  1

Price: \$755,000
Method: Private Sale
Date: 19/03/2025
Property Type: Unit
Land Size: 385 sqm approx

Account - Woodards | P: 0390563899