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
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Address Including suburb and postcode	
posicode	

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000	Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$895,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/01/2025	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	10 Vinter Av CROYDON 3136	\$1,150,000	28/03/2025
2	5 Central Av CROYDON SOUTH 3136	\$1,175,000	17/12/2024
3			

OR

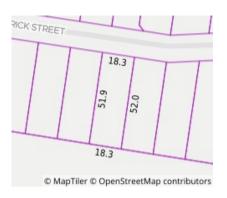
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/06/2025 10:37



Date of sale







Rooms: 8

Property Type: House

Land Size: 944m2 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2025: \$895,000

Comparable Properties



10 Vinter Av CROYDON 3136 (VG)

4







Price: \$1,150,000 **Method:** Sale **Date:** 28/03/2025

Property Type: House (Res) **Land Size:** 742 sqm approx

Agent Comments



5 Central Av CROYDON SOUTH 3136 (REI/VG)

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4





3

Agent Comments

Price: \$1,175,000 **Method:** Private Sale **Date:** 17/12/2024

Property Type: House (Res) Land Size: 868 sqm approx

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.

Account - Woodards | P: 0390563899



