

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

14 Worrall Street, Croydon Vic 3136

Indicative selling price

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

Range between \$870,000

&

\$920,000

Median sale price

Median price \$935,000

Property Type House

Suburb Croydon

Period - From 01/01/2024

to 31/12/2024

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	3/32 Hull Rd CROYDON 3136	\$885,000	28/01/2025
2	84a Mount View Pde CROYDON 3136	\$888,000	26/12/2024
3	3/25 Vinter Av CROYDON 3136	\$920,000	21/09/2024

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:

14/03/2025 10:20

14 Worrall Street, Croydon Vic 3136



 3  2 

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

Indicative Selling Price
\$870,000 - \$920,000
Median House Price
Year ending December 2024: \$935,000

Comparable Properties



3/32 Hull Rd CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$885,000
Method: Private Sale
Date: 28/01/2025
Property Type: Townhouse (Single)



84a Mount View Pde CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$888,000
Method: Private Sale
Date: 26/12/2024
Property Type: Townhouse (Single)
Land Size: 507 sqm approx



3/25 Vinter Av CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$920,000
Method: Private Sale
Date: 21/09/2024
Property Type: Townhouse (Res)

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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