Statement of Information Single residential property located in the Melbourne metropolitan area

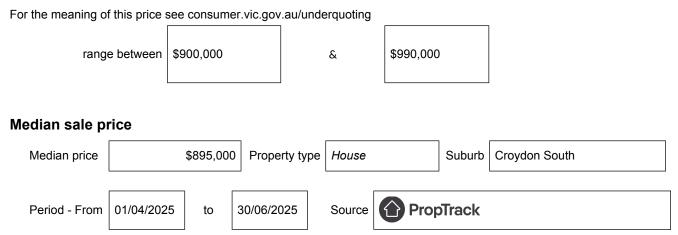
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

15 Briar Rose Walk, Croydon South, Vic 3136

Indicative selling price



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
46 Azarow Circuit, Croydon South, VIC 3136	\$975,000	20/06/2025
17 Helen Avenue, Croydon South, VIC 3136	\$932,000	19/03/2025
7 Leighton Road, Bayswater North, VIC 3153	\$897,000	11/04/2025

OR

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

This Statement of Information was prepared on: 23/07/2025

