

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

1A RAY STREET CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$795,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Croydon

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

16 ROWAN STREET CROYDON VIC 3136	\$850,000	13-Aug-25
56A SHERLOCK ROAD CROYDON VIC 3136	\$839,000	21-Jun-25
2 VIOLET LANE CROYDON VIC 3136	\$822,000	12-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 12 September 2025



16 ROWAN STREET CROYDON VIC 3136

Sold Price

RS\$850,000

Sold Date

13-Aug-25

3

2

2

Distance

1.79km



56A SHERLOCK ROAD CROYDON VIC 3136

Sold Price

RS\$839,000

Sold Date

21-Jun-25

3

2

2

Distance

1.2km



2 VIOLET LANE CROYDON VIC 3136

Sold Price

\$822,000

Sold Date

12-Apr-25

3

2

2

Distance

1.41km



40 RUSKIN AVENUE CROYDON VIC 3136

Sold Price

\$825,000

Sold Date

04-Apr-25

3

2

1

Distance

0.51km

RS = Recent sale UN = Undisclosed Sale

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