Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	2/11 Barclay Avenue, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000	&	\$880,000
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Median sale price

Median price	\$940,000	Pro	pperty Type H	ouse		Suburb	Croydon
Period - From	11/12/2024	to	10/12/2025		Source	Property	/ Data

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

Aut	areas or comparable property	1 1100	Date of Sale
1	19a Landstrom Qdrnt KILSYTH 3137	\$875,000	27/11/2025
2	7/36-38 Hull Rd CROYDON 3136	\$838,000	24/10/2025
3	16 Rowan St CROYDON 3136	\$850,000	13/08/2025

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:	11/12/2025 20:18



Date of sale











Property Type: Unit Land Size: 454 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$880,000 **Median House Price** 11/12/2024 - 10/12/2025: \$940,000

Comparable Properties



19a Landstrom Qdrnt KILSYTH 3137 (REI)





Agent Comments

Price: \$875,000 Method: Private Sale Date: 27/11/2025 Property Type: House Land Size: 407 sqm approx

7/36-38 Hull Rd CROYDON 3136 (REI)







Agent Comments

Price: \$838,000 Method: Private Sale Date: 24/10/2025 Property Type: Unit

Land Size: 569 sqm approx



16 Rowan St CROYDON 3136 (REI/VG)





Agent Comments

Price: \$850,000 Method: Private Sale Date: 13/08/2025 Property Type: House Land Size: 378 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





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