

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/13 Norman Road, Croydon Vic 3136

Indicative selling price

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

Range between \$770,000 & \$830,000

Median sale price

Median price \$765,000 Property Type Townhouse Suburb Croydon

Period - From 17/08/2024 to 16/08/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

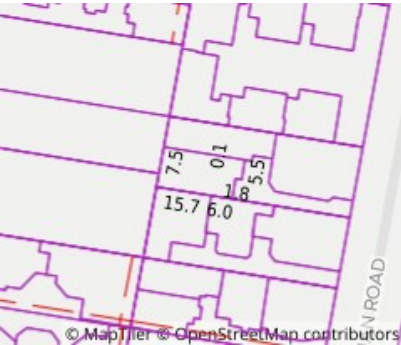
	Address of comparable property	Price	Date of sale
1	3/13 Niel St CROYDON 3136	\$795,000	15/08/2025
2	2/13 Kincumber Dr CROYDON 3136	\$777,000	13/08/2025
3	4/21-23 Surrey Rd.W CROYDON 3136	\$830,000	17/06/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/08/2025 16:30



3 2 2

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
Median Townhouse Price
17/08/2024 - 16/08/2025: \$765,000

Comparable Properties



3/13 Niel St CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$795,000
Method: Private Sale
Date: 15/08/2025
Property Type: Unit
Land Size: 267 sqm approx



2/13 Kincumber Dr CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$777,000
Method: Private Sale
Date: 13/08/2025
Property Type: Unit
Land Size: 390 sqm approx



4/21-23 Surrey Rd.W CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$830,000
Method: Private Sale
Date: 17/06/2025
Property Type: Unit
Land Size: 300 sqm approx

Account - Woodards | P: 0390563899



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