

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

2/37 Toorak Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Croydon

Period - From 01/07/2025 to 30/09/2025 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	4/25-27 Bayswater Rd CROYDON 3136	\$658,600	30/09/2025
2	6/21 Nursery Rd CROYDON 3136	\$665,000	04/09/2025
3	6/23 William Rd CROYDON 3136	\$660,000	08/08/2025

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:

05/11/2025 10:29



2 1 1

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

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
September quarter 2025: \$730,000

Comparable Properties



4/25-27 Bayswater Rd CROYDON 3136 (REI) **Agent Comments**

2 1 1

Price: \$658,600
Method: Private Sale
Date: 30/09/2025
Rooms: 3
Property Type: Unit



6/21 Nursery Rd CROYDON 3136 (REI/VG) **Agent Comments**

2 1 1

Price: \$665,000
Method: Private Sale
Date: 04/09/2025
Property Type: Unit
Land Size: 202 sqm approx



6/23 William Rd CROYDON 3136 (REI/VG) **Agent Comments**

2 1 1

Price: \$660,000
Method: Private Sale
Date: 08/08/2025
Property Type: Townhouse (Single)

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