Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	23 Haig Street, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$900,000	&	\$970,000

Median sale price

Median price \$920,	000 Pro	operty Type	House]	Suburb	Croydon
Period - From 13/11	/2024 to	12/11/2025	s	ource	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	6 Jackson St CROYDON 3136	\$962,000	05/11/2025
2	18 Henty Ct CROYDON 3136	\$950,000	21/10/2025
3	6 Tynong St CROYDON 3136	\$966,000	16/08/2025

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:	13/11/2025 10:42



Date of sale











Property Type:Agent Comments

Indicative Selling Price \$900,000 - \$970,000 Median House Price 13/11/2024 - 12/11/2025: \$920,000

Comparable Properties



6 Jackson St CROYDON 3136 (REI)

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3



2



Price: \$962,000

Method: Sold Before Auction

Date: 05/11/2025

Property Type: House (Res) **Land Size:** 705 sqm approx

Agent Comments



18 Henty Ct CROYDON 3136 (REI)

3







Agent Comments

Price: \$950,000 Method: Private Sale Date: 21/10/2025

Property Type: House (Res)



6 Tynong St CROYDON 3136 (REI/VG)

3



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4

Agent Comments

Price: \$966,000 Method: Private Sale Date: 16/08/2025 Property Type: House Land Size: 851 sqm approx

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



