Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

26 Richardson Road, Croydon Vic 3136

Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000

Median sale price

Median price	\$900,000	Pro	perty Type	House		Suburb	Croydon
Period - From	24/09/2024	to	23/09/2025		Source	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	3 Thomas Lawford PI CROYDON HILLS 3136	\$1,400,000	07/08/2025
2	2 Kingsbridge Ct CROYDON HILLS 3136	\$1,435,000	05/07/2025
3	118 Croydon Hills Dr CROYDON HILLS 3136	\$1,352,000	29/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/09/2025 09:24









Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** 24/09/2024 - 23/09/2025: \$900,000

Comparable Properties



3 Thomas Lawford PI CROYDON HILLS 3136 (REI)

Agent Comments

Price: \$1,400,000 Method: Private Sale Date: 07/08/2025 Property Type: House Land Size: 931 sqm approx



2 Kingsbridge Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

Price: \$1,435,000 Method: Private Sale Date: 05/07/2025 Property Type: House

Land Size: 722 sqm approx



118 Croydon Hills Dr CROYDON HILLS 3136 (REI/VG)

Price: \$1,352,000 Method: Private Sale Date: 29/05/2025 Property Type: House Land Size: 775 sqm approx **Agent Comments**

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





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