

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

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

Property Type House

Suburb Croydon

Period - From 24/09/2024

to

23/09/2025

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	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 comparable properties 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



Property Type:
Agent Comments

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) Agent Comments



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

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