

## 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

26A BROUGHTON AVENUE CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$673,750

Property type

Unit

Suburb

Croydon

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

3/290 MAROONDAH HIGHWAY CROYDON VIC 3136	\$790,000	23-Mar-25
3/7 PLUMER STREET CROYDON VIC 3136	\$826,000	04-Jun-25
2/168 BAYSWATER ROAD CROYDON SOUTH VIC 3136	\$810,000	22-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 20 June 2025

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**3/290 MAROONDAH HIGHWAY  
CROYDON VIC 3136**

3 2 2

Sold Price **\$790,000** Sold Date **23-Mar-25**

Distance **1.67km**



**3/7 PLUMER STREET CROYDON  
VIC 3136**

3 2 2

Sold Price <sup>RS</sup> **\$826,000** Sold Date **04-Jun-25**

Distance **1.7km**



**2/168 BAYSWATER ROAD  
CROYDON SOUTH VIC 3136**

3 2 2

Sold Price **\$810,000** Sold Date **22-Feb-25**

Distance **3.35km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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