

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

3/31 Faraday Road, Croydon South Vic 3136

Indicative selling price

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

Range between \$670,000

&

\$737,000

Median sale price

Median price \$842,889

Property Type Unit

Suburb Croydon South

Period - From 01/04/2024

to 31/03/2025

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	7/47 Taylors Rd CROYDON 3136	\$680,000	13/06/2025
2	8/14 Branch Rd BAYSWATER NORTH 3153	\$690,000	05/06/2025
3	148 Eastfield Rd CROYDON SOUTH 3136	\$720,000	07/05/2025

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:

23/06/2025 16:16

3/31 Faraday Road, Croydon South Vic 3136

Edison Kong
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Property Type:
Agent Comments

Indicative Selling Price
\$670,000 - \$737,000
Median Unit Price
Year ending March 2025: \$842,889

Comparable Properties



7/47 Taylors Rd CROYDON 3136 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 13/06/2025
Property Type: Townhouse (Single)
Land Size: 185 sqm approx



8/14 Branch Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 05/06/2025
Property Type: Unit
Land Size: 234 sqm approx



148 Eastfield Rd CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 07/05/2025
Property Type: House
Land Size: 430 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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