

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

3/35 TAYLORS ROAD CROYDON VIC 3136

Indicative selling price

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

Single Price

or range
between

\$695,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,000

Property type

Unit

Suburb

Croydon

Period-from

01 May 2024

to

30 Apr 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

2/29 HAIG STREET CROYDON VIC 3136

\$650,000

09-May-25

2/15 PLUMER STREET CROYDON VIC 3136

\$672,000

11-Mar-25

3/12 MOORE AVENUE CROYDON VIC 3136

\$750,000

12-Mar-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: 21 May 2025



2/29 HAIG STREET CROYDON VIC 3136

Sold Price

^{RS} **\$650,000**

Sold Date **09-May-25**

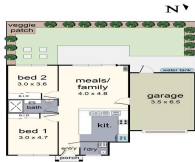
2

1

1

Distance

1.52km



2/15 PLUMER STREET CROYDON VIC 3136

Sold Price

^{RS} **\$672,000**

Sold Date **11-Mar-25**

2

1

1

Distance

1.65km



3/12 MOORE AVENUE CROYDON VIC 3136

Sold Price

\$750,000

Sold Date **12-Mar-25**

2

1

1

Distance

1.86km



4/55 SURREY ROAD EAST CROYDON VIC 3136

Sold Price

\$640,000

Sold Date **25-Feb-25**

2

1

1

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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