

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

3/6 Victory Street, Croydon Vic 3136

Indicative selling price

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

Single price

\$779,950

Median sale price

Median price

\$790,000

Property Type

Townhouse

Suburb

Croydon

Period - From

18/12/2024

to

17/12/2025

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	3/112 Dorset Rd CROYDON 3136	\$805,000	29/09/2025
2	1/11 Meadow Rd CROYDON NORTH 3136	\$795,000	17/09/2025
3	1/268 Maroondah Hwy CROYDON 3136	\$756,000	08/09/2025

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:

18/12/2025 13:34



 3  2  2

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 330 sqm approx

Agent Comments

Indicative Selling Price

\$779,950

Median Townhouse Price

18/12/2024 - 17/12/2025: \$790,000

Comparable Properties



3/112 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$805,000

Method: Private Sale

Date: 29/09/2025

Property Type: Townhouse (Single)

Land Size: 269 sqm approx



1/11 Meadow Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$795,000

Method: Private Sale

Date: 17/09/2025

Property Type: Unit

Land Size: 364 sqm approx



1/268 Maroondah Hwy CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$756,000

Method: Private Sale

Date: 08/09/2025

Property Type: Townhouse (Res)

Land Size: 282 sqm approx

Account - Woodards | P: 0390563899