

## 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 MACEY STREET CROYDON SOUTH 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$921,000

Property type

House

Suburb

Croydon South

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 11 ROWAN STREET CROYDON VIC 3136            | \$865,000 | 31-May-25 |
| 2 THE PLACE CROYDON SOUTH VIC 3136          | \$895,000 | 12-May-25 |
| 86 BELMONT ROAD EAST CROYDON SOUTH VIC 3136 | \$960,000 | 14-May-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: 08 October 2025



**11 ROWAN STREET CROYDON VIC 3136**

Sold Price

**\$865,000**

Sold Date

**31-May-25**

3

1

1

Distance

**0.97km**



**2 THE PLACE CROYDON SOUTH VIC 3136**

Sold Price

**\$895,000**

Sold Date

**12-May-25**

3

1

1

Distance

**0.99km**



**86 BELMONT ROAD EAST CROYDON SOUTH VIC 3136**

Sold Price

**\$960,000**

Sold Date

**14-May-25**

3

1

1

Distance

**0.39km**

RS = Recent sale

UN = Undisclosed Sale

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