

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 30 Broughton Avenue, Croydon VIC3136

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 \$685,000 & \$750,000

Median sale price

Median price \$986,000 Property type House Suburb CROYDON

Period - From 10/03/26 to 10/08/26 Source CORELOGIC

Comparable property sales

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. 2A Midhurst Road, Croydon, Vic 3136	\$ 730,000	21/03/2026
2. 38 ALICE STREET CROYDON NORTH VIC 3136	\$740,000	10/06/2026
3. 40 Sellick Drive, Croydon, Vic 3136	\$786,000	05/08/2026

This Statement of Information was prepared on: 10 August 2026