

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

31a Frederick Street, Croydon Vic 3136

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$900,000 Property Type House Suburb Croydon

Period - From 01/07/2024 to 30/06/2025 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	2/45 Mirang Av CROYDON 3136	\$888,000	03/07/2025
2	93A Eastfield Rd CROYDON 3136	\$930,000	15/04/2025
3			

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: 20/08/2025 18:37



Property Type:
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median House Price
Year ending June 2025: \$900,000

Comparable Properties



2/45 Mirang Av CROYDON 3136 (REI)

Agent Comments



Price: \$888,000
Method: Private Sale
Date: 03/07/2025
Property Type: House
Land Size: 533 sqm approx



93A Eastfield Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 312 sqm approx

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.