Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

& 4/3 Ross Road, Croydon Vic 3136
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Indicative selling price

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

Range between \$900,000	&	\$990,000
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Median sale price

Median price	\$775,000	Pro	perty Type T	ownhouse		Suburb	Croydon
Period - From	15/09/2024	to	14/09/2025	So	ource	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

1	47a Fortuna Av CROYDON 3136	\$980,000	27/08/2025
2	3/5 Arundel St CROYDON 3136	\$1,003,000	05/08/2025
3	1d Midhurst Rd CROYDON 3136	\$950,000	08/05/2025

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:	15/09/2025 13:13



Date of sale