

## 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

37 OLYMPUS DRIVE 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

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Croydon South

Period-from

01 Aug 2024

to

31 Jul 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 29 OLYMPUS DRIVE CROYDON SOUTH VIC 3136 | \$872,000 | 19-Feb-25 |
| 24 HOMER AVENUE CROYDON SOUTH VIC 3136  | \$936,000 | 23-Mar-24 |
|                                         |           |           |

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: 13 August 2025


**29 OLYMPUS DRIVE CROYDON  
SOUTH VIC 3136**

 3
  1
  -

Sold Price

**\$872,000**

Sold Date

**19-Feb-25**

Distance

**0.16km**

**24 HOMER AVENUE CROYDON  
SOUTH VIC 3136**

 3
  1
  2

Sold Price

**\$936,000**

Sold Date

**23-Mar-24**

Distance

**0.06km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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