Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	4/3 Ross Road, Croydon Vic 3136
Including suburb and	
postcode	

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	Townh	nouse	S	Suburb	Croydon
Period - From	08/11/2024	to	07/11/2025		Sou	ırce F	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

Add	dress of comparable property	Price	Date of sale
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/11/2025 09:16













Property Type:Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median Townhouse Price 08/11/2024 - 07/11/2025: \$775,000

Comparable Properties

47a Fortuna Av CROYDON 3136 (REI)

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Agent Comments

Price: \$980,000 Method:

Date: 27/08/2025

Property Type: Townhouse (Single)

3/5 Arundel St CROYDON 3136 (REI)







Price: \$1,003,000

Method:

Date: 05/08/2025

Property Type: Townhouse (Single)

Agent Comments

1d Midhurst Rd CROYDON 3136 (REI)

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Agent Comments

Price: \$950,000 Method:

Date: 08/05/2025

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



