

# 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

4 Wildwood Walk, Croydon South Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$895,000

Property Type House

Suburb Croydon South

Period - From 30/05/2024

to

29/05/2025

Source 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	Price	Date of sale
1	44 Baker Rd BAYSWATER NORTH 3153	\$1,080,000	21/05/2025
2	70 Faraday Rd CROYDON SOUTH 3136	\$1,090,000	05/04/2025
3	10 Vinter Av CROYDON 3136	\$1,150,000	28/03/2025

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:

30/05/2025 18:20



4 2 2

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,000,000 - \$1,100,000  
Median House Price  
30/05/2024 - 29/05/2025: \$895,000

Comparable Properties



44 Baker Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

4 2 2

Price: \$1,080,000  
Method: Sold Before Auction  
Date: 21/05/2025  
Property Type: House (Res)  
Land Size: 500 sqm approx



70 Faraday Rd CROYDON SOUTH 3136 (REI)

Agent Comments

4 2 -

Price: \$1,090,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: House (Res)  
Land Size: 1027 sqm approx



10 Vinter Av CROYDON 3136 (VG)

Agent Comments

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Price: \$1,150,000  
Method: Sale  
Date: 28/03/2025  
Property Type: House (Res)  
Land Size: 742 sqm approx