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 Wildwood Walk, Croydon South Vic 3136

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
---------------------------	---	-------------

Median sale price

Median price	\$895,000	Pro	perty 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

	areas or comparable property	1 1100	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



Date of sale







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)

4

—

a

Price: \$1,080,000

Method: Sold Before Auction

Date: 21/05/2025

Property Type: House (Res) **Land Size:** 500 sqm approx

Agent Comments



70 Faraday Rd CROYDON SOUTH 3136 (REI)

•

4

:



73.

Price: \$1,090,000 **Method:** Auction Sale **Date:** 05/04/2025

Property Type: House (Res) Land Size: 1027 sqm approx **Agent Comments**



10 Vinter Av CROYDON 3136 (VG)

1

;

Price: \$1,150,000 Method: Sale Date: 28/03/2025

Property Type: House (Res) **Land Size:** 742 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.