

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

40A BOYANA CRESCENT CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$758,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Croydon

Period-from

01 Jul 2025

to

30 Jun 2026

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

1/8 KATHY COURT MOOROOLBARK VIC 3138	\$740,000	18-Jul-26
7/100-108 HULL ROAD CROYDON VIC 3136	\$760,000	17-Mar-26
4/40 FELIX GROVE MOOROOLBARK VIC 3138	\$750,000	16-Feb-26

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.~~

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1/8 KATHY COURT MOOROOLBARK VIC 3138

3 2 2

Sold Price

^{RS} **\$740,000**

Sold Date

18-Jul-26

Distance

1.11km



7/100-108 HULL ROAD CROYDON VIC 3136

3 2 2

Sold Price

\$760,000

Sold Date

17-Mar-26

Distance

0.28km



4/40 FELIX GROVE MOOROOLBARK VIC 3138

3 1 2

Sold Price

\$750,000

Sold Date

16-Feb-26

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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