

## 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

46 AZAROW CIRCUIT 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

\$949,000

&

\$1,039,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Croydon South

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

4 JAMES MILNE DRIVE CROYDON NORTH VIC 3136	\$1,012,000	17-May-25
3 BICKLEIGH COURT CROYDON HILLS VIC 3136	\$975,000	21-Mar-25

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: 21 May 2025

**4 JAMES MILNE DRIVE CROYDON  
NORTH VIC 3136**

Sold Price

<sup>RS</sup>**\$1,012,000**

Sold Date

**17-May-25**

4



2



2

Distance

**4.81km****3 BICKLEIGH COURT CROYDON  
HILLS VIC 3136**

Sold Price

**\$975,000**

Sold Date

**21-Mar-25**

4



2



2

Distance

**4.66km****RS** = Recent sale**UN** = Undisclosed Sale

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