

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

5/8 Bennison Street, Croydon Vic 3136

Indicative selling price

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

Range between \$590,000

&

\$645,000

Median sale price

Median price \$665,000

Property Type Unit

Suburb Croydon

Period - From 01/04/2024

to

31/03/2025

Source REIV

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	5/63-65 Surrey Rd.E CROYDON 3136	\$622,000	17/05/2025
2	8/416 Dorset Rd CROYDON 3136	\$626,000	05/04/2025
3	2/96 Croydon Rd CROYDON 3136	\$640,000	18/03/2025

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:

21/05/2025 09:57



Rooms: 5
Property Type: Flat
Land Size: 378.147 sqm approx
Agent Comments

Indicative Selling Price
 \$590,000 - \$645,000
Median Unit Price
 Year ending March 2025: \$665,000

Comparable Properties



5/63-65 Surrey Rd.E CROYDON 3136 (REI)

Agent Comments



Price: \$622,000
Method: Private Sale
Date: 17/05/2025
Property Type: Unit



8/416 Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$626,000
Method: Sold Before Auction
Date: 05/04/2025
Property Type: Unit



2/96 Croydon Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 18/03/2025
Property Type: Unit

Account - Ray White Croydon | P: 03 9725 7444