

## 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 WILLIAM ROAD CROYDON VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Croydon

Period-from

01 Jul 2024

to

30 Jun 2025

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

1/7 JOFFRE STREET CROYDON VIC 3136	\$1,008,000	05-Jul-25
11A MELTON GROVE CROYDON VIC 3136	\$992,000	24-May-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: 24 July 2025



**1/7 JOFFRE STREET CROYDON VIC 3136** Sold Price <sup>RS</sup> **\$1,008,000** Sold Date **05-Jul-25**

3 2 2

Distance **0.35km**



**11A MELTON GROVE CROYDON VIC 3136** Sold Price <sup>RS</sup> **\$992,000** Sold Date **24-May-25**

3 2 2

Distance **1.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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