

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

53 MURRAY ROAD 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

or range
between

\$1,490,000

&

\$1,590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

House

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

19 GLADYS GROVE CROYDON VIC 3136	\$1,600,000	28-Feb-26
16 FRODSHAM ROAD RINGWOOD VIC 3134	\$1,550,000	21-Mar-26
3 MITCHELL COURT CROYDON NORTH VIC 3136	\$1,500,000	02-Apr-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.~~

This Statement of Information was prepared on: 22 July 2026



19 GLADYS GROVE CROYDON VIC 3136

Sold Price

\$1,600,000

Sold Date

28-Feb-26

5

2

2

Distance

0.29km



16 FRODSHAM ROAD RINGWOOD VIC 3134

Sold Price

\$1,550,000

Sold Date

21-Mar-26

6

3

2

Distance

1.67km



3 MITCHELL COURT CROYDON NORTH VIC 3136

Sold Price

\$1,500,000

Sold Date

02-Apr-26

5

2

2

Distance

2.47km

RS = Recent sale
 UN = Undisclosed Sale

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