

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

6/21 LEIGH 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,500

Property type

Unit

Suburb

Croydon

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

5/11-13 TENNYSON AVENUE KILSYTH VIC 3137	\$637,500	28-Feb-25
18/11-13 TENNYSON AVENUE KILSYTH VIC 3137	\$636,000	10-Apr-25
23/56 NORTON ROAD CROYDON VIC 3136	\$650,000	03-Feb-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: 02 May 2025



**5/11-13 TENNYSON AVENUE
KILSYTH VIC 3137**

3 1 2

Sold Price **\$637,500** Sold Date **28-Feb-25**

Distance **1.66km**



**18/11-13 TENNYSON AVENUE
KILSYTH VIC 3137**

3 1 2

Sold Price ^{RS} **\$636,000** Sold Date **10-Apr-25**

Distance **1.66km**



**23/56 NORTON ROAD CROYDON
VIC 3136**

3 1 1

Sold Price **\$650,000** Sold Date **03-Feb-25**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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