

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

6/4 RYLAND AVENUE 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2024

to

31 Oct 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

1/32 LUSHER ROAD CROYDON VIC 3136	\$750,000	04-Jun-25
1/19 KITCHENER ROAD CROYDON VIC 3136	\$760,000	23-Aug-25
1/5 BAYSWATER ROAD CROYDON VIC 3136	\$762,000	31-Oct-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: 03 November 2025



1/32 LUSHER ROAD CROYDON VIC 3136

Sold Price

\$750,000

Sold Date

04-Jun-25

3

1

2

Distance

1.61km



1/19 KITCHENER ROAD CROYDON VIC 3136

Sold Price

\$760,000

Sold Date

23-Aug-25

3

1

3

Distance

1.59km



1/5 BAYSWATER ROAD CROYDON VIC 3136

Sold Price

^{RS}\$762,000

Sold Date

31-Oct-25

3

-

2

Distance

1.39km

RS = Recent sale UN = Undisclosed Sale

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