

## 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 SOMERSET CRESCENT 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

\$1,490,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$965,000

Property type

House

Suburb

Croydon

Period-from

01 Aug 2025

to

31 Jul 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 8 HARDIDGE STREET CROYDON VIC 3136 | \$1,528,000 | 16-Feb-26 |
| 5 VASEY CONCOURSE CROYDON VIC 3136 | \$1,550,000 | 06-Feb-26 |
| 29 MOORE AVENUE CROYDON VIC 3136   | \$1,510,000 | 20-Jun-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: 05 August 2026


**8 HARDIDGE STREET CROYDON  
VIC 3136**

Sold Price

**\$1,528,000**

Sold Date

**16-Feb-26**
 4
 2
 1

Distance

**0.63km**

**5 VASEY CONCOURSE CROYDON  
VIC 3136**

Sold Price

**\$1,550,000**

Sold Date

**06-Feb-26**
 3
 2
 2

Distance

**1.97km**

**29 MOORE AVENUE CROYDON VIC  
3136**

Sold Price

<sup>RS</sup> **\$1,510,000**

Sold Date

**20-Jun-26**
 4
 2
 2

Distance

**1.5km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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