

# 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

6b Peter Street, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$749,000

### Median sale price

Median price

\$657,250

Property Type

Unit

Suburb

Croydon

Period - From

01/07/2024

to

30/06/2025

Source

REIV

### 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 six 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	2/15 Wattle Rd BAYSWATER NORTH 3153	\$760,000	19/06/2025
2	3/35 Taylors Rd CROYDON 3136	\$760,000	09/06/2025
3	2/10 Langley St RINGWOOD EAST 3135	\$770,000	03/03/2025

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 six months.~~

This Statement of Information was prepared on:

16/07/2025 15:19

6b Peter Street, Croydon Vic 3136



3   2   1

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$749,000  
Median Unit Price  
Year ending June 2025: \$657,250

## Comparable Properties



2/15 Wattle Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

2   1   1

Price: \$760,000  
Method: Private Sale  
Date: 19/06/2025  
Property Type: Townhouse (Single)  
Land Size: 169 sqm approx



3/35 Taylors Rd CROYDON 3136 (REI)

Agent Comments

2   1   2

Price: \$760,000  
Method: Private Sale  
Date: 09/06/2025  
Property Type: Townhouse (Single)  
Land Size: 217 sqm approx



2/10 Langley St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2   1   2

Price: \$770,000  
Method: Private Sale  
Date: 03/03/2025  
Property Type: Unit  
Land Size: 203 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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