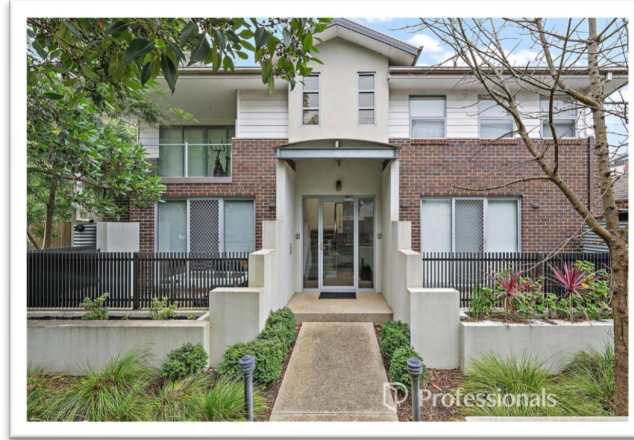


Statement of Information

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

8/1 ALFRICK ROAD, CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$540,000

to

\$560,000

Median sale price

Median price

\$735,000

Property type

UNIT

Suburb

CROYDON

Period - From

01/04/2025

to

31/03/2026

Source



Comparable property sales

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) 9/4 SPRINGFIELD AVE, CROYDON VIC 3136	\$580,000	17/03/2026
2) 6/4 ALFRICK RD, CROYDON VIC 3136	\$520,000	23/02/2026
3) 17/5-7 ALFRICK RD, CROYDON VIC 3136	\$500,000	04/01/2026

This Statement of Information was prepared on: 17/06/2026