

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

8/14-16 VERNON STREET 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,500

Property type

Unit

Suburb

Croydon

Period-from

01 Apr 2024

to

31 Mar 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

3/7 FORTUNA AVENUE CROYDON VIC 3136	\$595,000	23-Jan-25
1/17-19 LEIGH ROAD CROYDON VIC 3136	\$615,000	09-Nov-24
7/27 LEIGH ROAD CROYDON VIC 3136	\$665,000	17-Apr-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: 30 April 2025



3/7 FORTUNA AVENUE CROYDON VIC 3136

Sold Price

\$595,000

Sold Date

23-Jan-25

2

1

1

Distance

0.58km



1/17-19 LEIGH ROAD CROYDON VIC 3136

Sold Price

\$615,000

Sold Date

09-Nov-24

2

1

1

Distance

0.97km



7/27 LEIGH ROAD CROYDON VIC 3136

Sold Price

^{RS} **\$665,000**

Sold Date

17-Apr-25

2

1

1

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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