

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

9 Alwyn Street, Croydon Vic 3136

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$671,100 Property Type Unit Suburb Croydon

Period - From 01/01/2025 to 31/03/2025 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	7/27 Leigh Rd CROYDON 3136	\$665,000	17/04/2025
2	14/18-20 Hull Rd CROYDON 3136	\$670,200	26/03/2025
3	5/7 Bonnie View Rd CROYDON NORTH 3136	\$690,000	25/11/2024

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:

13/05/2025 15:19



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Property Type:
 Divorce/Estate/Family Transfers
Land Size: 836 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$715,000
Median Unit Price
 March quarter 2025: \$671,100

Comparable Properties



7/27 Leigh Rd CROYDON 3136 (REI)

Agent Comments

2
 1
 1

Price: \$665,000
Method: Private Sale
Date: 17/04/2025
Property Type: Unit
Land Size: 176 sqm approx



14/18-20 Hull Rd CROYDON 3136 (REI)

Agent Comments

2
 1
 1

Price: \$670,200
Method: Private Sale
Date: 26/03/2025
Property Type: Unit
Land Size: 293 sqm approx



5/7 Bonnie View Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

2
 1
 2

Price: \$690,000
Method: Private Sale
Date: 25/11/2024
Property Type: House (Res)
Land Size: 254 sqm approx

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