

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

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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