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	11a Melton Grove, Croydon Vic 3136

Indicative selling price

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

Range between $860,000 & $920,000

Median sale price

Median price $913,000 Property Type House Suburb Croydon

Period - From 01/04/2024 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	2/78 Bemboka Rd CROYDON HILLS 3136	$900,000	18/03/2025
2	39 Berkley Rd RINGWOOD 3134	$870,000	11/03/2025
3	2/18 Ross Rd CROYDON 3136	$880,000	27/11/2024

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: 08/05/2025 10:29

11a Melton Grove, Croydon Vic 3136



3 2 2

Property Type: House
Land Size: 470 sqm approx

Agent Comments

Indicative Selling Price
$860,000 - $920,000
Median House Price
Year ending March 2025: $913,000

Comparable Properties



2/78 Bemboka Rd CROYDON HILLS 3136 (REI)

3 2 2

Price: $900,000
Method: Sold Before Auction
Date: 18/03/2025
Property Type: House (Res)
Land Size: 501 sqm approx

Agent Comments



39 Berkley Rd RINGWOOD 3134 (REI)

3 1 1

Price: $870,000
Method: Private Sale
Date: 11/03/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments



2/18 Ross Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $880,000
Method: Private Sale
Date: 27/11/2024
Property Type: Townhouse (Single)
Land Size: 253 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008

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