

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

3/336 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$900,000 Property Type House 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	1/30 Dorset Rd CROYDON 3136	\$820,000	09/07/2025
2	29a Bonnie View Rd CROYDON NORTH 3136	\$855,000	08/07/2025
3	18 Lehmann PI CROYDON HILLS 3136	\$870,000	08/05/2025

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:

04/09/2025 13:21



Property Type:
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
Year ending June 2025: \$900,000

Comparable Properties



1/30 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 09/07/2025
Property Type: Townhouse (Single)



29a Bonnie View Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 08/07/2025
Property Type: House
Land Size: 431 sqm approx



18 Lehmann Pl CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 08/05/2025
Property Type: House (Res)
Land Size: 452 sqm approx

Account - Barry Plant | P: 03 9735 3300



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