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	2/345 Maroondah Highway, Croydon North Vic 3136

Indicative selling price

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

Range between $820,000 & $890,000

Median sale price

Median price $1,083,250 Property Type House Suburb Croydon North

Period - From 01/07/2025 to 30/09/2025 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.

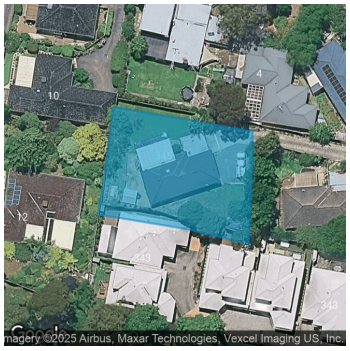
	Address of comparable property	Price	Date of sale
1	34 Kincumber Dr CROYDON 3136	$921,500	18/10/2025
2	1 Mandowie Cr CROYDON 3136	$800,000	07/10/2025
3	78 Kent Av CROYDON 3136	$820,000	02/10/2025

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: 23/10/2025 11:08

2/345 Maroondah Highway, Croydon North Vic 3136



3

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$820,000 - $890,000
Median House Price
September quarter 2025: $1,083,250

Comparable Properties



34 Kincumber Dr CROYDON 3136 (REI)

3 1 2

Agent Comments

Price: $921,500
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 632 sqm approx

1 Mandowie Cr CROYDON 3136 (VG)

3 - -

Agent Comments

Price: $800,000
Method: Sale
Date: 07/10/2025
Property Type: House (Res)
Land Size: 856 sqm approx



78 Kent Av CROYDON 3136 (REI)

3 1 2

Agent Comments

Price: $820,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 851 sqm approx

Account - Barry Plant | P: 03 9735 3300

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