

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

4/3 Ross Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$775,000

Property Type

Townhouse

Suburb

Croydon

Period - From

08/11/2024

to

07/11/2025

Source

Property Data

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	47a Fortuna Av CROYDON 3136	\$980,000	27/08/2025
2	3/5 Arundel St CROYDON 3136	\$1,003,000	05/08/2025
3	1d Midhurst Rd CROYDON 3136	\$950,000	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:

08/11/2025 09:16



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
08/11/2024 - 07/11/2025: \$775,000

Comparable Properties

47a Fortuna Av CROYDON 3136 (REI)

Agent Comments



Price: \$980,000
Method:
Date: 27/08/2025
Property Type: Townhouse (Single)

3/5 Arundel St CROYDON 3136 (REI)

Agent Comments



Price: \$1,003,000
Method:
Date: 05/08/2025
Property Type: Townhouse (Single)

1d Midhurst Rd CROYDON 3136 (REI)

Agent Comments



Price: \$950,000
Method:
Date: 08/05/2025
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454