# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	66 Faraday Road, Croydon South Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$880,000	&	\$960,000
-------------------------	---	-----------

#### Median sale price

Median price	\$955,000	Pro	perty Type	House		Suburb	Croydon South
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

1	24 Sellick Dr CROYDON 3136	\$900,000	30/10/2025
2	3 Macey St CROYDON SOUTH 3136	\$870,000	16/10/2025
3	14 Olympus Dr CROYDON SOUTH 3136	\$958,000	09/08/2025

#### OR

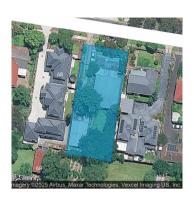
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/11/2025 09:51



Date of sale











Property Type: House Land Size: 1027 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$880,000 - \$960,000 **Median House Price** September quarter 2025: \$955,000

# Comparable Properties



24 Sellick Dr CROYDON 3136 (REI)







Price: \$900,000 Method: Auction Sale Date: 30/10/2025

Property Type: House (Res) Land Size: 906 sqm approx

**Agent Comments** 



3 Macey St CROYDON SOUTH 3136 (REI/VG)





Agent Comments

Price: \$870,000 Method: Private Sale Date: 16/10/2025 Property Type: House Land Size: 954 sqm approx

14 Olympus Dr CROYDON SOUTH 3136 (REI/VG)



Price: \$958,000 Method: Auction Sale Date: 09/08/2025

Property Type: House (Res) Land Size: 1059 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9722 7166



