

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

66 Faraday Road, Croydon South Vic 3136

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 Property 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	Price	Date of sale
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



 3  1  4

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)

Agent Comments

 3  2  2

Price: \$900,000
Method: Auction Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 906 sqm approx



3 Macey St CROYDON SOUTH 3136 (REI/VG)

Agent Comments

 3  1  2

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)

Agent Comments

 3  1  2

Price: \$958,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 1059 sqm approx

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