

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

2/11 Barclay Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$940,000

Property Type House

Suburb Croydon

Period - From 11/12/2024

to

10/12/2025

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	19a Landstrom Qdrnt KILSYTH 3137	\$875,000	27/11/2025
2	7/36-38 Hull Rd CROYDON 3136	\$838,000	24/10/2025
3	16 Rowan St CROYDON 3136	\$850,000	13/08/2025

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:

11/12/2025 20:18



 2  1  2

Property Type: Unit
Land Size: 454 sqm approx
Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

11/12/2024 - 10/12/2025: \$940,000

Comparable Properties



19a Landstrom Qdrnt KILSYTH 3137 (REI)

Agent Comments

 3  2  1

Price: \$875,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 407 sqm approx



7/36-38 Hull Rd CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$838,000
Method: Private Sale
Date: 24/10/2025
Property Type: Unit
Land Size: 569 sqm approx



16 Rowan St CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 378 sqm approx

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