

## 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 \$890,000 & \$950,000

#### Median sale price

Median price \$785,000 Property Type Townhouse Suburb Croydon

Period - From 14/01/2025 to 13/01/2026 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	99a Eastfield Rd CROYDON 3136	\$925,000	07/11/2025
2	3/3 Ross Rd CROYDON 3136	\$955,000	18/10/2025
3	2/51 Faraday Rd CROYDON SOUTH 3136	\$937,500	20/08/2025

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:

14/01/2026 18:24