

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

123 Spriggs Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$790,000

Property Type Townhouse

Suburb Croydon

Period - From 28/01/2025

to

27/01/2026

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	14 Recess Conc MOOROOLBARK 3138	\$600,000	06/11/2025
2	6 Portofino Cl MOOROOLBARK 3138	\$630,000	01/11/2025
3	2/196 Hull Rd MOOROOLBARK 3138	\$600,000	01/08/2025

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:

28/01/2026 13:40



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Townhouse Price
28/01/2025 - 27/01/2026: \$790,000

Comparable Properties



14 Recess Conc MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 06/11/2025
Property Type: Townhouse (Single)
Land Size: 83 sqm approx



6 Portofino CI MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 01/11/2025
Property Type: Townhouse (Single)
Land Size: 100 sqm approx



2/196 Hull Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 01/08/2025
Property Type: Unit
Land Size: 129 sqm approx

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