

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