

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
134a Eastfield Road, Croydon South Vic 3136

Indicative selling price

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

Single price \$840,000

Median sale price

Median price	\$932,000	Property Type	House	Suburb	Croydon South
Period - From	03/02/2025	to	02/02/2026	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	152 Bayswater Rd CROYDON SOUTH 3136	\$850,000	10/11/2025
2	44 Eastfield Rd CROYDON SOUTH 3136	\$830,000	01/11/2025
3	92a Eastfield Rd CROYDON SOUTH 3136	\$838,000	27/08/2025

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:

03/02/2026 13:45