

# 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

7 Montana Parade, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,550,000

### Median sale price

Median price \$983,500

Property Type House

Suburb Croydon

Period - From 01/10/2025

to 31/12/2025

Source REIV

### 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	20 Vernon St CROYDON 3136	\$1,582,600	15/10/2025
2	28 Glenora Av CROYDON 3136	\$1,510,000	01/10/2025
3	22 Richards Av CROYDON 3136	\$1,645,000	15/07/2025

**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:

09/02/2026 16:58



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**Property Type:** House  
**Land Size:** 1072 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,550,000  
**Median House Price**  
 December quarter 2025: \$983,500

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.

## Comparable Properties



20 Vernon St CROYDON 3136 (REI/VG)

Agent Comments

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**Price:** \$1,582,600  
**Method:** Sold Before Auction  
**Date:** 15/10/2025  
**Property Type:** House (Res)  
**Land Size:** 1218 sqm approx



28 Glenora Av CROYDON 3136 (REI/VG)

Agent Comments

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**Price:** \$1,510,000  
**Method:** Sold Before Auction  
**Date:** 01/10/2025  
**Property Type:** House (Res)  
**Land Size:** 946 sqm approx



22 Richards Av CROYDON 3136 (REI/VG)

Agent Comments

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**Price:** \$1,645,000  
**Method:** Private Sale  
**Date:** 15/07/2025  
**Property Type:** House (Res)  
**Land Size:** 1028 sqm approx

Account - Barry Plant | P: 03 9842 8888



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