

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 3/22 Surrey Road West, Croydon Vic 3136

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Croydon

Period - From 16/06/2025 to 15/06/2026 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 | 2/68 Hewish Rd CROYDON 3136 | \$556,500 | 20/05/2026 |
| 2 | 5/70 Lincoln Rd CROYDON 3136 | \$595,000 | 24/04/2026 |
| 3 | 48/355 Dorset Rd CROYDON 3136 | \$600,000 | 21/01/2026 |

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: 16/06/2026 11:13



2 1 1

Rooms: 4
Property Type: Unit
Land Size: 165 sqm approx
 Agent Comments

Indicative Selling Price
 \$550,000 - \$600,000
Median Unit Price
 16/06/2025 - 15/06/2026: \$675,000

Comparable Properties



2/68 Hewish Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$556,500
Method: Private Sale
Date: 20/05/2026
Property Type: Unit
Land Size: 151 sqm approx



5/70 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$595,000
Method: Private Sale
Date: 24/04/2026
Property Type: Unit
Land Size: 161 sqm approx



48/355 Dorset Rd CROYDON 3136 (VG)

Agent Comments

2 - -

Price: \$600,000
Method: Sale
Date: 21/01/2026
Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9722 7166