

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

4/11 Cameron Road, Croydon Vic 3136

Indicative selling price

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

Range between \$650,000

&

\$690,000

Median sale price

Median price \$703,000

Property Type Unit

Suburb Croydon

Period - From 24/09/2025

to

23/09/2026

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	3/46 Sherlock Rd CROYDON 3136	\$690,000	05/08/2026
2	1/14 Glen Dhu Rd KILSYTH 3137	\$680,000	21/07/2026
3	45 Marion Av KILSYTH 3137	\$690,000	15/06/2026

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:

24/09/2026 09:23



 2  2  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

24/09/2025 - 23/09/2026: \$703,000

Comparable Properties



3/46 Sherlock Rd CROYDON 3136 (REI)

Agent Comments

 2  1  2

Price: \$690,000

Method: Private Sale

Date: 05/08/2026

Property Type: Unit



1/14 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments

 2  1  1

Price: \$680,000

Method: Private Sale

Date: 21/07/2026

Property Type: Unit



45 Marion Av KILSYTH 3137 (REI)

Agent Comments

 2  1  1

Price: \$690,000

Method: Private Sale

Date: 15/06/2026

Rooms: 3

Property Type: House (Res)

Land Size: 293 sqm approx

Account - Barry Plant | P: 03 9735 3300