

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 2 Andrew Crescent, Croydon South Vic 3136

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$928,000 Property Type House Suburb Croydon South

Period - From 01/01/2026 to 31/03/2026 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	11 Field St CROYDON 3136	\$838,000	01/04/2026
2	6 Old Lilydale Rd RINGWOOD EAST 3135	\$816,000	30/10/2025
3	400 Canterbury Rd RINGWOOD EAST 3135	\$809,000	28/10/2025

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: 30/04/2026 15:20



 3  2  3

Property Type: House
Land Size: 456 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median House Price
 March quarter 2026: \$928,000

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



11 Field St CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$838,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 446 sqm approx



6 Old Lilydale Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  2  1

Price: \$816,000
Method: Private Sale
Date: 30/10/2025
Property Type: Unit
Land Size: 309 sqm approx



400 Canterbury Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  2  2

Price: \$809,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 510 sqm approx

Account - Barry Plant | P: 03 9842 8888