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	82 Croydon Road, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,080,000	&	\$1,180,000
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Median sale price

Median price	\$960,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/07/2025	to	30/09/2025		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

Address of comparable property		Price	Date of sale
1	21 Ryland Av CROYDON 3136	\$970,000	12/11/2025
2	87 Croydon Rd CROYDON 3136	\$975,000	16/10/2025
3	6 Monteith St CROYDON 3136	\$1,252,500	02/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/11/2025 10:48









Property Type: House Land Size: 1130 sqm approx

Agent Comments

Indicative Selling Price \$1,080,000 - \$1,180,000 **Median House Price** September quarter 2025: \$960,000

Comparable Properties



21 Ryland Av CROYDON 3136 (REI)

Price: \$970,000

Method: Sold Before Auction

Date: 12/11/2025

Property Type: House (Res) Land Size: 1560 sqm approx **Agent Comments**



87 Crovdon Rd CROYDON 3136 (REI)

Agent Comments

Price: \$975,000 Method: Private Sale Date: 16/10/2025

Property Type: House (Res) Land Size: 910 sqm approx

6 Monteith St CROYDON 3136 (REI/VG)

Price: \$1,252,500 Method: Private Sale

Date: 02/08/2025 Property Type: House (Res) Land Size: 1153 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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