

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

82 Croydon Road, Croydon Vic 3136

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$960,000 Property 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	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 comparable properties 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



 3  1  4

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)

Agent Comments

 3  1  -

Price: \$970,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: House (Res)
Land Size: 1560 sqm approx



87 Croydon Rd CROYDON 3136 (REI)

Agent Comments

 3  1  2

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)

Agent Comments

 3  1  2

Price: \$1,252,500
Method: Private Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 1153 sqm approx

Account - Barry Plant | P: 03 9842 8888