

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

7 Montana Parade, Croydon Vic 3136

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$983,500

Property Type House

Suburb Croydon

Period - From 01/10/2025

to 31/12/2025

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	20 Vernon St CROYDON 3136	\$1,582,600	15/10/2025
2	28 Glenora Av CROYDON 3136	\$1,510,000	01/10/2025
3	22 Richards Av CROYDON 3136	\$1,645,000	15/07/2025

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:

27/01/2026 14:23



 4  2 

Property Type: House
Land Size: 1072 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2025: \$983,500

Comparable Properties



20 Vernon St CROYDON 3136 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,582,600
Method: Sold Before Auction
Date: 15/10/2025
Property Type: House (Res)
Land Size: 1218 sqm approx



28 Glenora Av CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,510,000
Method: Sold Before Auction
Date: 01/10/2025
Property Type: House (Res)



22 Richards Av CROYDON 3136 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,645,000
Method: Private Sale
Date: 15/07/2025
Property Type: House (Res)
Land Size: 1028 sqm approx

Account - Barry Plant | P: 03 9842 8888