

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

13 Murray Road, Croydon Vic 3136

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$900,000

Property Type House

Suburb Croydon

Period - From 01/04/2026

to

30/06/2026

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	14 Ruthven Way RINGWOOD EAST 3135	\$1,600,000	03/08/2026
2	6 Valda Av RINGWOOD EAST 3135	\$1,580,000	13/07/2026
3	7 Vasey Conc CROYDON 3136	\$2,310,000	10/06/2026

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:

22/09/2026 14:13



 4  3  4

Property Type: House
Land Size: 1030 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
June quarter 2026: \$900,000

Comparable Properties



14 Ruthven Way RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  3

Price: \$1,600,000
Method: Private Sale
Date: 03/08/2026
Property Type: House
Land Size: 1350 sqm approx



6 Valda Av RINGWOOD EAST 3135 (REI)

Agent Comments

 4  3  1

Price: \$1,580,000
Method: Private Sale
Date: 13/07/2026
Property Type: House (Res)
Land Size: 853 sqm approx



7 Vasey Conc CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$2,310,000
Method: Private Sale
Date: 10/06/2026
Property Type: House (Res)
Land Size: 1091 sqm approx

Account - Barry Plant | P: 03 9874 3355