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	6 Powell Street, Croydon Vic 3136

Indicative selling price

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

Single price $870,000

Median sale price

Median price $919,250 Property Type House Suburb Croydon

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	38 Rodleigh St CROYDON 3136	$860,000	18/05/2026
2	18 Gary Ct CROYDON 3136	$895,000	28/04/2026
3	6 Robert Ct CROYDON 3136	$845,000	11/04/2026

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: 21/05/2026 15:41

6 Powell Street, Croydon Vic 3136



3 1 2

Property Type: House
Land Size: 975 sqm approx

Agent Comments

Indicative Selling Price
$870,000
Median House Price
March quarter 2026: $919,250

Comparable Properties



38 Rodleigh St CROYDON 3136 (REI)

3 1 2

Price: $860,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 879 sqm approx

Agent Comments



18 Gary Ct CROYDON 3136 (REI)

3 1 3

Price: $895,000
Method: Private Sale
Date: 28/04/2026
Property Type: House
Land Size: 921 sqm approx

Agent Comments



6 Robert Ct CROYDON 3136 (REI/VG)

3 1 3

Price: $845,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 961 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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