# Property Price Statement

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Date prepared** 02/11/2026

### Property offered for sale

Address
Including suburb and postcode: 89-91 Richardson Road, Croydon North Vic 3136

### Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House | 5 | 3 | 2 | 286 | 1,594 |

### Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $1,300,000 or Range between: _____ & _____

### Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: _____

### Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $900,000 Property type: House Suburb: Croydon

Period: from 01/04/2026 to 30/06/2026 Source: REIV

### Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

**Comparable property 1**

| | | | |
|---|---|---|---|
| Address | 1 Noora Ct CROYDON 3136 | | |
| Sale price | $1,365,000 | Date of sale | 18/08/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House | 4 | 2 | 4 | 278 | 2,067 |

**Comparable property 2**

| | | | |
|---|---|---|---|
| Address | 259-261 Dorset Rd CROYDON 3136 | | |
| Sale price | $1,216,000 | Date of sale | 28/07/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House | 4 | 2 | 6 | N/A | 1,686 |

**Comparable property 3**

| | | | |
|---|---|---|---|
| Address | 29 Moore Av CROYDON 3136 | | |
| Sale price | $1,510,000 | Date of sale | 20/06/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House (Res) | 4 | 2 | 2 | 220 | 1,469 |

## Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

## Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=ea0fa1270f5b4185a703d1e03b230acd

# 89-91 Richardson Road, Croydon North Vic 3136



5 3 2

**Property Type:** House
**Land Size:** 1594 sqm approx

Agent Comments

**Indicative Selling Price**
$1,300,000
**Median House Price**
June quarter 2026: $900,000

## Comparable Properties



**1 Noora Ct CROYDON 3136 (REI)**

4 2 4

**Price:** $1,365,000
**Method:** Private Sale
**Date:** 18/08/2026
**Property Type:** House
**Land Size:** 2067 sqm approx

Agent Comments



**259-261 Dorset Rd CROYDON 3136 (REI)**

4 2 6

**Price:** $1,216,000
**Method:** Private Sale
**Date:** 28/07/2026
**Property Type:** House
**Land Size:** 1686 sqm approx

Agent Comments



**29 Moore Av CROYDON 3136 (REI)**

4 2 2

**Price:** $1,510,000
**Method:** Auction Sale
**Date:** 20/06/2026
**Property Type:** House (Res)
**Land Size:** 1469 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9874 3355

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