

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

1/105 HULL ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

Other

Suburb

Croydon

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

159 HULL ROAD CROYDON VIC 3136	\$735,000	10-Apr-26
52B SURREY ROAD EAST CROYDON VIC 3136	\$740,000	13-Mar-26
30 MIRANG AVENUE CROYDON VIC 3136	\$760,000	14-May-26

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 6 months.~~

This Statement of Information was prepared on: 04 June 2026



159 HULL ROAD CROYDON VIC 3136

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Sold Price

\$735,000

Sold Date

10-Apr-26

Distance

0.53km



52B SURREY ROAD EAST CROYDON VIC 3136

3 2 2

Sold Price

\$740,000

Sold Date

13-Mar-26

Distance

1.16km



30 MIRANG AVENUE CROYDON VIC 3136

3 1 2

Sold Price

^{RS} **\$760,000** ^{UN}

Sold Date

14-May-26

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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