

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/32 Hull Road, Croydon Vic 3136

Indicative selling price

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

Range between \$850,000 & \$935,000

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 five kilometres of the property for sale in the last 18 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	1/31 Plumer St CROYDON 3136	\$942,000	22/04/2026
2	1a Larissa Ct CROYDON 3136	\$935,000	26/03/2025
3	1/24 Pascoe Av CROYDON 3136	\$865,000	10/02/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

03/08/2026 18:02



Indicative Selling Price
\$850,000 - \$935,000
Median House Price
June quarter 2026: \$900,000

A photograph of a two-story house with a grey garage door and a green lawn. The house has a dark roof and a chimney. There are trees and bushes in the background.

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Price: \$942,000
Method: Private Sale
Date: 22/04/2026
Property Type: Townhouse (Single)
Land Size: 317 sqm approx



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  2
  2

Price: \$935,000
Method: Private Sale
Date: 26/03/2025
Property Type: Townhouse (Single)
Land Size: 285 sqm approx



 4
  2
  2

Price: \$865,000
Method: Private Sale
Date: 10/02/2025
Property Type: House (Res)
Land Size: 214 sqm approx