

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

1-4/12 Emma 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Townhouse 1		Or range between	\$785,000	&	\$815,000
Townhouse 2		Or range between	\$700,000	&	\$750,000
Townhouse 3		Or range between	\$730,000	&	\$760,000
Townhouse 4		Or range between	\$700,000	&	\$750,000
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$695,000

Suburb

Croydon

Period - From

01/04/2025

to

31/03/2026

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Townhouse 1	3/286 Mt Dandenong Rd CROYDON 3136	\$782,000	04/03/2026
	2/314 Mt Dandenong Rd CROYDON 3136	\$785,000	07/05/2026
	3/4 Arthur PI CROYDON 3136	\$815,000	07/04/2026

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Townhouse 2	3/286 Mt Dandenong Rd CROYDON 3136	\$782,000	04/03/2026
	2/314 Mt Dandenong Rd CROYDON 3136	\$785,000	07/05/2026
	3/4 Arthur PI CROYDON 3136	\$815,000	07/04/2026

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Townhouse 3	3/286 Mt Dandenong Rd CROYDON 3136	\$782,000	04/03/2026
	2/314 Mt Dandenong Rd CROYDON 3136	\$785,000	07/05/2026
	3/4 Arthur PI CROYDON 3136	\$815,000	07/04/2026

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Townhouse 4	3/286 Mt Dandenong Rd CROYDON 3136	\$782,000	04/03/2026
	2/314 Mt Dandenong Rd CROYDON 3136	\$785,000	07/05/2026
	3/4 Arthur PI CROYDON 3136	\$815,000	07/04/2026

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

15/06/2026 16:44