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

19 Thurleigh Avenue, Croydon South Vic 3136

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	ice							
Median price	\$842,889	Pro	operty Type	Unit			Suburb	Croydon South
Period - From	13/05/2024	to	12/05/2025		So	urce	Property	y Data

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 sixmonths 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		
2		
3		

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:

13/05/2025 10:03







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Property Type: House Land Size: 872 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price 13/05/2024 - 12/05/2025: \$842,889

Comparable Properties

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.

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