

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

2/13-15 VERNON STREET 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2025

to

31 Aug 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

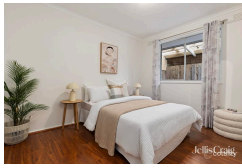
Date of sale

3/59-61 BAYSWATER ROAD CROYDON VIC 3136	\$585,000	04-Jun-26
3/22 SURREY ROAD WEST CROYDON VIC 3136	\$635,000	30-Jun-26
2/18 SURREY ROAD WEST CROYDON VIC 3136	\$633,500	10-Jun-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 September 2026



3/59-61 BAYSWATER ROAD CROYDON VIC 3136

2 1 1

Sold Price **\$585,000** Sold Date **04-Jun-26**

Distance **0.67km**



3/22 SURREY ROAD WEST CROYDON VIC 3136

2 1 1

Sold Price **\$635,000** Sold Date **30-Jun-26**

Distance **1.47km**



2/18 SURREY ROAD WEST CROYDON VIC 3136

2 1 1

Sold Price **\$633,500** Sold Date **10-Jun-26**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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