

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

2/15 Emma Road, Croydon Vic 3136

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Croydon

Period - From 01/10/2024

to 31/12/2024

Source REIV

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 six 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	1/6 Donald St CROYDON 3136	\$682,000	04/02/2025
2	3/33 Haig St CROYDON 3136	\$600,000	26/12/2024
3	2/354 Mt Dandenong Rd CROYDON 3136	\$647,950	27/11/2024

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:

19/03/2025 12:01



 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
December quarter 2024: \$630,000

Comparable Properties



1/6 Donald St CROYDON 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$682,000
Method: Private Sale
Date: 04/02/2025
Property Type: Unit
Land Size: 361 sqm approx



3/33 Haig St CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$600,000
Method: Private Sale
Date: 26/12/2024
Property Type: Unit
Land Size: 310 sqm approx



2/354 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$647,950
Method: Private Sale
Date: 27/11/2024
Property Type: Unit
Land Size: 294 sqm approx

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