Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/15 Emma Road, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price \$	630,000	Pro	perty Type	Unit		Suburb	Croydon
Period - From 0	1/10/2024	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

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 comparableproperties 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









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)

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Price: \$682,000 Method: Private Sale Date: 04/02/2025 Property Type: Unit

Land Size: 361 sqm approx

Agent Comments



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

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Agent Comments

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)



2



3

Price: \$647,950 Method: Private Sale Date: 27/11/2024 Property Type: Unit

Land Size: 294 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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