

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

2/5 Percy Street, Croydon South Vic 3136

Indicative selling price

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

Range between

\$745,000

&

\$785,000

Median sale price

Median price

\$860,000

Property Type

Unit

Suburb

Croydon South

Period - From

10/06/2025

to

09/06/2026

Source

Property 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 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	2b Diana St CROYDON 3136	\$762,000	29/04/2026
2	10/197 Bayswater Rd BAYSWATER NORTH 3153	\$725,500	24/12/2025
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:

10/06/2026 12:40



2 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$745,000 - \$785,000
Median Unit Price
10/06/2025 - 09/06/2026: \$860,000

Comparable Properties



2b Diana St CROYDON 3136 (REI)

Agent Comments

2 2 2

Price: \$762,000
Method: Private Sale
Date: 29/04/2026
Property Type: Townhouse (Res)
Land Size: 271 sqm approx



10/197 Bayswater Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

2 1 1

Price: \$725,500
Method: Private Sale
Date: 24/12/2025
Property Type: Townhouse (Single)
Land Size: 163 sqm approx

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.