

# 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

200 Eastfield Road, Croydon South Vic 3136
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$700,000
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 & 

\$750,000
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### Median sale price

Median price 

\$799,000
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 Property Type 

Unit
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 Suburb 

Croydon South
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Period - From 

09/02/2023
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 to 

08/02/2024
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 Source 

REIV
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### 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	15 Mountain Heath Wlk CROYDON SOUTH 3136	\$781,500	30/01/2024
2	6/30 Branch Rd BAYSWATER NORTH 3153	\$730,000	05/02/2024
3	5/317 Dorset Rd CROYDON 3136	\$702,000	07/02/2024

**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: 

09/02/2024 14:15
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200 Eastfield Road, Croydon South Vic 3136



3 1 2

**Property Type:** Unit  
**Land Size:** 516 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Unit Price**  
09/02/2023 - 08/02/2024: \$799,000

## Comparable Properties



**15 Mountain Heath Wik CROYDON SOUTH**  
3136 (REI)

**Agent Comments**

3 1 2

**Price:** \$781,500  
**Method:** Private Sale  
**Date:** 30/01/2024  
**Property Type:** House



**6/30 Branch Rd BAYSWATER NORTH 3153**  
(REI)

**Agent Comments**

3 2 2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 05/02/2024  
**Property Type:** House  
**Land Size:** 278 sqm approx



**5/317 Dorset Rd CROYDON 3136 (REI)**

**Agent Comments**

3 2 2

**Price:** \$702,000  
**Method:** Private Sale  
**Date:** 07/02/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 183 sqm approx

**Account - Vogl & Walpole Estate Agents | P: 03 8580 6200**



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