

## 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

2A MARION AVENUE CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$968,000

Property type

House

Suburb

Croydon

Period-from

01 Aug 2025

to

31 Jul 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 33 HULL ROAD CROYDON VIC 3136       | \$1,185,000 | 26-Mar-26 |
| 18 MCPHERSON DRIVE CROYDON VIC 3136 | \$1,190,000 | 07-May-26 |
| 2C MARION AVENUE CROYDON VIC 3136   | \$900,000   | 12-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: 28 August 2026



**33 HULL ROAD CROYDON VIC 3136** Sold Price **\$1,185,000** Sold Date **26-Mar-26**

4 2 2

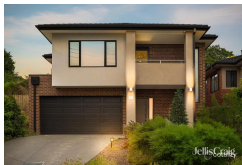
Distance **1.31km**



**18 MCPHERSON DRIVE CROYDON VIC 3136** Sold Price **\$1,190,000** Sold Date **07-May-26**

4 2 2

Distance **1.55km**



**2C MARION AVENUE CROYDON VIC 3136** Sold Price **\$900,000** Sold Date **12-Jun-26**

4 2 2

Distance **0.03km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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