

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

2B Midhurst Road, Croydon Vic 3136

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$957,500 Property Type House Suburb Croydon

Period - From 01/04/2025 to 31/03/2026 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	20/20 Toorak Av CROYDON 3136	\$1,040,000	07/02/2026
2	6 Oaktree Rd CROYDON NORTH 3136	\$1,150,000	06/12/2025
3	4 Morano Ct CROYDON NORTH 3136	\$1,152,000	22/11/2025

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:

07/05/2026 08:24



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Property Type: Townhouse
Land Size: 379 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending March 2026: \$957,500

Comparable Properties



20/20 Toorak Av CROYDON 3136 (REI)

[Agent Comments](#)

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Price: \$1,040,000
Method: Private Sale
Date: 07/02/2026
Property Type: Townhouse (Single)



6 Oaktree Rd CROYDON NORTH 3136 (REI/VG)

[Agent Comments](#)

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Price: \$1,150,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 865 sqm approx



4 Morano Ct CROYDON NORTH 3136 (REI/VG)

[Agent Comments](#)

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Price: \$1,152,000
Method: Private Sale
Date: 22/11/2025
Property Type: House
Land Size: 864 sqm approx

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354