

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

3/23 Laird Street, Croydon Vic 3136

Indicative selling price

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

Range between \$735,000

&

\$775,000

Median sale price

Median price \$704,000

Property Type Unit

Suburb Croydon

Period - From 17/09/2025

to

16/09/2026

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	7 William Rd CROYDON 3136	\$750,000	11/05/2026
2	159 Hull Rd CROYDON 3136	\$735,000	08/04/2026
3	8/258 Dorset Rd CROYDON 3136	\$740,000	24/03/2026

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:

17/09/2026 14:50



3 1 1

Property Type: Unit
Land Size: 277 sqm approx
Agent Comments

Indicative Selling Price
\$735,000 - \$775,000
Median Unit Price
17/09/2025 - 16/09/2026: \$704,000

Comparable Properties



7 William Rd CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$750,000
Method: Private Sale
Date: 11/05/2026
Property Type: House (Res)
Land Size: 588 sqm approx



159 Hull Rd CROYDON 3136 (REI)

Agent Comments

3 1 -

Price: \$735,000
Method: Private Sale
Date: 08/04/2026
Property Type: House (Res)
Land Size: 552 sqm approx



8/258 Dorset Rd CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$740,000
Method: Private Sale
Date: 24/03/2026
Property Type: Unit
Land Size: 306 sqm approx