

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

3/7 PLUMER STREET CROYDON VIC 3136

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,000

Property type

Unit

Suburb

Croydon

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

1/29 RUSKIN AVENUE CROYDON VIC 3136	\$765,000	07-Apr-25
9/48 LUSHER ROAD CROYDON VIC 3136	\$775,000	25-Mar-25
4/66 LINCOLN ROAD CROYDON VIC 3136	\$820,000	07-Mar-25

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: 26 May 2025

Tian Jin
 P 98794422
 M 0421 898 450
 E tian.jin@noeljones.com.au



**1/29 RUSKIN AVENUE CROYDON
 VIC 3136**

3 2 2

Sold Price ^{RS} **\$765,000** ^{UN} Sold Date **07-Apr-25**

Distance **0.74km**



**9/48 LUSHER ROAD CROYDON
 VIC 3136**

3 2 2

Sold Price ^{RS} **\$775,000** Sold Date **25-Mar-25**

Distance **1.64km**



**4/66 LINCOLN ROAD CROYDON
 VIC 3136**

3 2 2

Sold Price **\$820,000** Sold Date **07-Mar-25**

Distance **0.7km**

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

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