

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 Scurry Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$1,350,000

&

\$1,480,000

Median sale price

Median price \$941,500

Property Type House

Suburb Croydon

Period - From 31/08/2025

to

30/08/2026

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	43 Hubble Rd CROYDON 3136	\$1,355,000	11/08/2026
2	46 Hubble Rd CROYDON 3136	\$1,435,011	30/03/2026
3	48 Norris Cirt CROYDON 3136	\$1,410,000	18/03/2026

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:

31/08/2026 10:51

3 Scurry Drive, Croydon Vic 3136



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 601 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,480,000
Median House Price
31/08/2025 - 30/08/2026: \$941,500

Comparable Properties



43 Hubble Rd CROYDON 3136 (REI)

Agent Comments

5 3 2

Price: \$1,355,000
Method: Private Sale
Date: 11/08/2026
Property Type: House
Land Size: 512 sqm approx



46 Hubble Rd CROYDON 3136 (REI/VG)

Agent Comments

5 4 2

Price: \$1,435,011
Method: Private Sale
Date: 30/03/2026
Property Type: House
Land Size: 617 sqm approx



48 Norris Cirt CROYDON 3136 (REI/VG)

Agent Comments

5 2 3

Price: \$1,410,000
Method: Private Sale
Date: 18/03/2026
Property Type: House
Land Size: 540 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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