

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

36a Olympus Drive, Croydon South Vic 3136

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$930,000 Property Type House Suburb Croydon South

Period - From 01/01/2025 to 31/12/2025 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	2/68 Faraday Rd CROYDON SOUTH 3136	\$890,000	13/11/2025
2	1/68 Faraday Rd CROYDON SOUTH 3136	\$885,000	21/10/2025
3	2/29 Belmont Rd.W CROYDON SOUTH 3136	\$890,000	18/09/2025

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:

18/02/2026 13:26



Property Type: House (Res)

Land Size: 264 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

Year ending December 2025: \$930,000

Comparable Properties



2/68 Faraday Rd CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 13/11/2025

Property Type: Townhouse (Single)

Land Size: 200 sqm approx



1/68 Faraday Rd CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 21/10/2025

Property Type: House (Res)

Land Size: 324 sqm approx



2/29 Belmont Rd.W CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 18/09/2025

Property Type: Townhouse (Res)

Land Size: 200 sqm approx

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