

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

4/6-10 James Road, Croydon Vic 3136

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Croydon

Period - From 06/08/2025

to

05/08/2026

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	2/7 Bonnie View Rd CROYDON NORTH 3136	\$643,000	23/07/2026
2	11/294-298 Dorset Rd CROYDON 3136	\$600,000	31/03/2026
3	6/1 Rawlinson ST CROYDON 3136	\$600,000	23/03/2026

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:

06/08/2026 09:34



2 1 1

Property Type: Unit
Land Size: 139 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
06/08/2025 - 05/08/2026: \$710,000

Comparable Properties



2/7 Bonnie View Rd CROYDON NORTH 3136 (REI)

Agent Comments

2 1 1

Price: \$643,000
Method: Private Sale
Date: 23/07/2026
Property Type: Unit
Land Size: 226 sqm approx



11/294-298 Dorset Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 31/03/2026
Property Type: Unit
Land Size: 160 sqm approx



6/1 Rawlinson ST CROYDON 3136 (VG)

Agent Comments

2 - -

Price: \$600,000
Method: Sale
Date: 23/03/2026
Property Type: Strata Unit/Flat