

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 MAGGS 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$954,000

Property type

House

Suburb

Croydon

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

1/22 DIANA STREET CROYDON VIC 3136	\$848,371	17-Feb-26
17 RAMBLE CRESCENT CROYDON VIC 3136	\$900,000	09-Dec-25
2 WOODFORD CLOSE RINGWOOD EAST VIC 3135	\$820,000	25-Nov-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: 22 April 2026

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1/22 DIANA STREET CROYDON VIC 3136

Sold Price

\$848,371 Sold Date **17-Feb-26**

 3  1  2

Distance **0.64km**



17 RAMBLE CRESCENT CROYDON VIC 3136

Sold Price

\$900,000 Sold Date **09-Dec-25**

 3  2  2

Distance **0.36km**



2 WOODFORD CLOSE RINGWOOD EAST VIC 3135

Sold Price

\$820,000 Sold Date **25-Nov-25**

 3  1  2

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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