## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 Yarra Road, Croydon North Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$930,000			
Median sale pr	rice							
Median price	\$1,008,000	Pro	perty Type	Hou	se		Suburb	Croydon North
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	279 Maroondah Hwy CROYDON NORTH 3136	\$875,000	07/04/2025
2	20 Highland Av CROYDON 3136	\$895,000	28/03/2025
3	10 Yallambee Way CROYDON 3136	\$1,035,000	07/03/2025

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:

13/05/2025 19:09



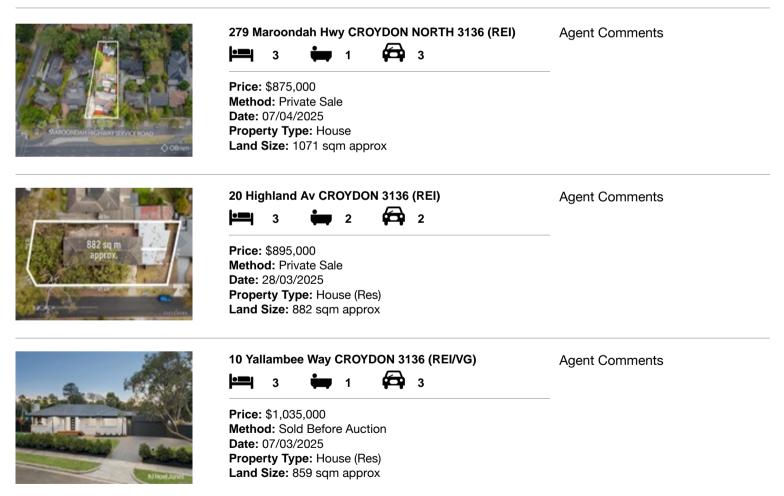






Rooms: 5 Property Type: House Land Size: 864 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$930,000 Median House Price Year ending March 2025: \$1,008,000

# **Comparable Properties**



Account - Hoskins | P: 03 9722 9755



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