

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

6 Yarra Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$850,000

&

\$930,000

Median sale price

Median price \$1,008,000

Property Type House

Suburb Croydon North

Period - From 01/04/2024

to 31/03/2025

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	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



 3  1  4

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



279 Maroondah Hwy CROYDON NORTH 3136 (REI)

Agent Comments

 3  1  3

Price: \$875,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 1071 sqm approx



20 Highland Av CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$895,000
Method: Private Sale
Date: 28/03/2025
Property Type: House (Res)
Land Size: 882 sqm approx



10 Yallambee Way CROYDON 3136 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,035,000
Method: Sold Before Auction
Date: 07/03/2025
Property Type: House (Res)
Land Size: 859 sqm approx

Account - Hoskins | P: 03 9722 9755