

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

8 RODLEIGH 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

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$968,000

Property type

House

Suburb

Croydon

Period-from

01 Sep 2025

to

31 Aug 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

6 ERIC STREET CROYDON VIC 3136	\$840,000	13-Mar-26
6 ROBERT COURT CROYDON VIC 3136	\$845,000	11-Apr-26
38 RODLEIGH STREET CROYDON VIC 3136	\$860,000	13-May-26

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: 03 September 2026



6 ERIC STREET CROYDON VIC 3136 Sold Price **\$840,000** Sold Date **13-Mar-26**

3 1 2

Distance **0.11km**



6 ROBERT COURT CROYDON VIC 3136 Sold Price **\$845,000** Sold Date **11-Apr-26**

3 1 3

Distance **0.22km**



38 RODLEIGH STREET CROYDON VIC 3136 Sold Price **\$860,000** Sold Date **13-May-26**

3 - -

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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