

# 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

82 Croydon Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$960,000 Property Type House Suburb Croydon

Period - From 01/01/2024 to 31/03/2024 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	32 Croydon Rd CROYDON 3136	\$975,000	15/06/2024
2	24-26 Laird St CROYDON 3136	\$950,500	09/01/2024
3	33 Plumer St CROYDON 3136	\$932,500	03/06/2024

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:

20/06/2024 10:01



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
March quarter 2024: \$960,000

## Comparable Properties



**32 Croydon Rd CROYDON 3136 (REI)**

Agent Comments



**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 15/06/2024  
**Property Type:** House  
**Land Size:** 1012 sqm approx



**24-26 Laird St CROYDON 3136 (REI)**

Agent Comments



**Price:** \$950,500  
**Method:** Private Sale  
**Date:** 09/01/2024  
**Property Type:** House  
**Land Size:** 1218 sqm approx



**33 Plumer St CROYDON 3136 (REI)**

Agent Comments



**Price:** \$932,500  
**Method:** Private Sale  
**Date:** 03/06/2024  
**Property Type:** House  
**Land Size:** 1013 sqm approx

**Account - Jellis Craig** | P: 03 9725 0000 | F: 03 9725 7354