

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

16/20 Toorak Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$950,000

Property Type House

Suburb Croydon

Period - From 01/01/2025

to 31/12/2025

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	20/20 Toorak Av CROYDON 3136	\$1,040,000	07/02/2026
2	6/20 Toorak Av CROYDON 3136	\$1,020,000	08/10/2025
3			

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:

26/02/2026 10:59



Property Type: House - Attached
House N.E.C.

Land Size: 92 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending December 2025: \$950,000

Comparable Properties



20/20 Toorak Av CROYDON 3136 (REI)

Agent Comments



Price: \$1,040,000

Method: Private Sale

Date: 07/02/2026

Property Type: Townhouse (Single)



6/20 Toorak Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 08/10/2025

Property Type: Townhouse (Res)

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.

Account - Woodards | P: 0390563899