

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 Apollo Court, Croydon South Vic 3136

Indicative selling price

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

Range between

\$680,000

&

\$720,000

Median sale price

Median price

\$827,889

Property Type

Unit

Suburb

Croydon South

Period - From

01/07/2024

to

30/06/2025

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	16 Sunray Ct CROYDON 3136	\$720,000	20/06/2025
2	1/11 Barclay Av CROYDON 3136	\$720,000	18/03/2025
3	9 Paris Av CROYDON SOUTH 3136	\$705,000	17/01/2025

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:

16/07/2025 10:02

8 Apollo Court, Croydon South Vic 3136

**Jellis
Craig**

Mitch Grey

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Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

Year ending June 2025: \$827,889



3 1 1

Property Type: Unit

Land Size: 397 sqm approx

Agent Comments

Comparable Properties



16 Sunray Ct CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$720,000

Method: Private Sale

Date: 20/06/2025

Property Type: House

Land Size: 407 sqm approx



1/11 Barclay Av CROYDON 3136 (REI/VG)

Agent Comments

3 2 1

Price: \$720,000

Method: Private Sale

Date: 18/03/2025

Property Type: House

Land Size: 395 sqm approx



9 Paris Av CROYDON SOUTH 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$705,000

Method: Private Sale

Date: 17/01/2025

Property Type: House

Land Size: 380 sqm approx

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



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