

## 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


2/28 SELICK DRIVE, CROYDON, VIC 3136

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$990,000 to \$1,060,000

**Median sale price**

Median price \$900,000 Property type House Suburb CROYDON

Period - From 01/07/2024 to 30/06/2025 Source **Comparable property sales**

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) 50 COLCHESTER RD, KILSYTH, VIC 3137 | \$970,000   | 24/06/2025   |
| 2) 9A MIRANG AVE, CROYDON, VIC 3136    | \$1,120,000 | 28/03/2025   |
| 3) 1/23 RONALD RD, CROYDON, VIC 3136   | \$975,000   | 12/02/2025   |

This Statement of Information was prepared on: 15/07/2025