

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

17/102-108 CROYDON ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,750

Property type

Unit

Suburb

Croydon

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

4/31 FELIX GROVE MOOROOLBARK VIC 3138

\$502,000

04-May-25

3/147-149 MAROONDAH HIGHWAY CROYDON VIC 3136

\$515,000

18-Apr-25

12/69 HEWISH ROAD CROYDON VIC 3136

\$547,500

05-Mar-25

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: 20 June 2025

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4/31 FELIX GROVE MOOROOLBARK VIC 3138

2 1 1

Sold Price **\$502,000** Sold Date **04-May-25**

Distance **1.99km**



3/147-149 MAROONDAH HIGHWAY CROYDON VIC 3136

2 1 1

Sold Price **\$515,000** Sold Date **18-Apr-25**

Distance **0.97km**



12/69 HEWISH ROAD CROYDON VIC 3136

2 1 1

Sold Price **\$547,500** Sold Date **05-Mar-25**

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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