

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

3/15-17 Haig Street, Croydon Vic 3136

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Croydon

Period - From 01/04/2025

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	15/35-43 Kent Av CROYDON 3136	\$650,000	23/06/2025
2	7/47 Taylors Rd CROYDON 3136	\$680,000	13/06/2025
3	5/63-65 Surrey Rd.E CROYDON 3136	\$622,000	17/05/2025

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:

25/07/2025 13:00



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
June quarter 2025: \$650,000

Comparable Properties



15/35-43 Kent Av CROYDON 3136 (REI)

2 1 2

Agent Comments
younger unit with DLUG (Better)

Price: \$650,000
Method: Private Sale
Date: 23/06/2025
Property Type: Unit
Land Size: 177 sqm approx



7/47 Taylors Rd CROYDON 3136 (REI)

2 1 1

Agent Comments
Much younger unit. (Better)

Price: \$680,000
Method: Private Sale
Date: 13/06/2025
Property Type: Townhouse (Single)
Land Size: 185 sqm approx



5/63-65 Surrey Rd.E CROYDON 3136 (REI)

2 1 1

Agent Comments
Similar unit but with renovated kitchen,
and some bathroom updates

Price: \$622,000
Method: Private Sale
Date: 17/05/2025
Property Type: Unit

Account - Barry Plant | P: 03 9735 3300



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