

# 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

30 Le Grew Street, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,300,000

### Median sale price

Median price

\$913,000

Property Type

House

Suburb

Croydon

Period - From

01/04/2024

to

31/03/2025

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	24 Norris Cirt CROYDON 3136	\$1,300,000	03/06/2025
2	89 Evans Dr CROYDON 3136	\$1,255,000	14/05/2025
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:

17/06/2025 09:18



 4  3  2

**Property Type:** House

**Land Size:** 401 sqm approx

**Agent Comments**

## Comparable Properties



**24 Norris Cirt CROYDON 3136 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 03/06/2025

**Property Type:** House

**Land Size:** 594 sqm approx



**89 Evans Dr CROYDON 3136 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,255,000

**Method:** Private Sale

**Date:** 14/05/2025

**Property Type:** House

**Land Size:** 638 sqm approx

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.