Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	43 Mirang Avenue, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$895,000	Property Type	House	Suburb	Croydon
Period - From 01/01/2025	to 31/03/2025	Sou	ırce 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

Address of comparable property		Price	Date of sale
1	16 Sunray Ct CROYDON 3136	\$720,000	20/06/2025
2	148 Eastfield Rd CROYDON SOUTH 3136	\$720,000	07/05/2025
3	1/23 Niel St CROYDON 3136	\$722,000	11/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/07/2025 09:40









Rooms: 4

Property Type: House Land Size: 379 sqm approx

Agent Comments

Indicative Selling Price \$720,000 - \$770,000 **Median House Price** March quarter 2025: \$895,000

Comparable Properties



16 Sunray Ct CROYDON 3136 (REI)

Agent Comments

Price: \$720,000 Method: Private Sale Date: 20/06/2025 Property Type: House Land Size: 407 sqm approx

148 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)





Agent Comments

Price: \$720,000 Method: Private Sale Date: 07/05/2025 Property Type: House Land Size: 430 sqm approx



1/23 Niel St CROYDON 3136 (REI/VG)



Agent Comments

Price: \$722,000 Method: Private Sale Date: 11/04/2025

Property Type: House (Res) Land Size: 372 sqm approx

Account - Barry Plant | P: 03 9735 3300





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