

# 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

2/123 Maroondah Highway, Croydon Vic 3136

### Indicative selling price

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

Range between

\$750,000

&

\$825,000

### Median sale price

Median price

\$657,250

Property Type

Unit

Suburb

Croydon

Period - From

01/07/2024

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	29a Bonnie View Rd CROYDON NORTH 3136	\$855,000	08/07/2025
2	1/430 Maroondah Hwy RINGWOOD EAST 3135	\$802,000	07/07/2025
3	3/7 Plumer St CROYDON 3136	\$826,000	06/06/2025

**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:

29/07/2025 11:39



3 2 1

**Property Type:** Townhouse  
(Single)

**Land Size:** 217 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$825,000

**Median Unit Price**

Year ending June 2025: \$657,250

## Comparable Properties



**29a Bonnie View Rd CROYDON NORTH 3136 (REI)**

**Agent Comments**

3 2 1

**Price:** \$855,000

**Method:** Private Sale

**Date:** 08/07/2025

**Property Type:** House

**Land Size:** 431 sqm approx



**1/430 Maroondah Hwy RINGWOOD EAST 3135 (REI)**

**Agent Comments**

3 2 2

**Price:** \$802,000

**Method:** Private Sale

**Date:** 07/07/2025

**Property Type:** Townhouse (Single)



**3/7 Plumer St CROYDON 3136 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$826,000

**Method:** Private Sale

**Date:** 06/06/2025

**Property Type:** Unit

**Land Size:** 272 sqm approx