

# 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

2/30 Pascoe Avenue, 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

\$900,000

Property Type

House

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 | 2/162 Dorset Rd CROYDON 3136   | \$795,000 | 30/04/2025   |
| 2 | 1/13 Lindel Ct CROYDON 3136    | \$765,500 | 31/03/2025   |
| 3 | 3 Newhaven La CROYDON 3136     | \$800,000 | 26/03/2025   |

**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:

24/07/2025 17:06

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3 2 2

Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$750,000 - \$825,000  
Median House Price  
Year ending June 2025: \$900,000

Comparable Properties



2/162 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$795,000  
Method: Private Sale  
Date: 30/04/2025  
Property Type: Townhouse (Single)



1/13 Lindel Ct CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$765,500  
Method: Private Sale  
Date: 31/03/2025  
Property Type: Townhouse (Single)  
Land Size: 291 sqm approx



3 Newhaven La CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$800,000  
Method: Private Sale  
Date: 26/03/2025  
Property Type: Townhouse (Single)