# 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

4a Peter Street, Croydon South Vic 3136

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$895,000	Pro	operty Type	Hou	se		Suburb	Croydon South	
Period - From	01/04/2025	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/7 Joffre St CROYDON 3136	\$1,008,000	05/07/2025
2	5 Wesley Ct CROYDON 3136	\$1,050,000	12/07/2025
3			

OR

**B**<sup>\*</sup> 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:

16/07/2025 15:56



4a Peter Street, Croydon South Vic 3136



Gary Seave



Property Type: house Land Size: 475 sqm approx Agent Comments

9725 0000 0412 173 217 garyseaye@jelliscraig.com.au

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** June quarter 2025: \$895,000

# **Comparable Properties**

1/7 Joffre St CROYDON 3136 (REI) 3  2  2  2	Agent Comments		
Price: \$1,008,000 Method: Date: 05/07/2025 Property Type: House			
5 Wesley Ct CROYDON 3136 (REI) 3  2  2  2	Agent Comments		
Price: \$1,050,000 Method: Auction Sale Date: 12/07/2025 Property Type: House (Res) Land Size: 471 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.

## Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria propertydata will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of

Victoria.