

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 between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$895,000

Property Type House

Suburb Croydon South

Period - From 01/04/2025

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	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* 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



3 2 2

Property Type: house

Land Size: 475 sqm approx

Agent Comments

Comparable Properties

1/7 Joffre St CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$1,008,000

Method:

Date: 05/07/2025

Property Type: House



5 Wesley Ct CROYDON 3136 (REI)

Agent Comments

3 2 2

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.