

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

2/45 MIRANG AVENUE CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Croydon

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

2 PARIS AVENUE CROYDON SOUTH VIC 3136

\$780,000

13-Apr-25

20 COSMO COURT KILSYTH VIC 3137

\$850,000

21-May-25

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 6 months.

This Statement of Information was prepared on: 20 June 2025

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2 PARIS AVENUE CROYDON
SOUTH VIC 3136

3 2 1

Sold Price ^{RS} \$780,000 Sold Date 13-Apr-25

Distance 0.82km



20 COSMO COURT KILSYTH VIC
3137

3 2 2

Sold Price ^{RS} \$850,000 Sold Date 21-May-25

Distance 1.29km

RS = Recent sale UN = Undisclosed Sale

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