

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

310 Maroondah Highway, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$913,000

Property Type House

Suburb Croydon

Period - From 01/04/2024

to 31/03/2025

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	4 James Milne Dr CROYDON NORTH 3136	\$1,012,000	17/05/2025
2	17 Bronte Ct CROYDON NORTH 3136	\$1,185,000	11/04/2025
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:

12/06/2025 14:04



4 2 2

Property Type: House
Land Size: 1001 sqm approx
Agent Comments

Comparable Properties



4 James Milne Dr CROYDON NORTH 3136 (REI)

Agent Comments

4 2 2

Price: \$1,012,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 692 sqm approx



17 Bronte Ct CROYDON NORTH 3136 (REI)

Agent Comments

4 2 2

Price: \$1,185,000
Method: Private Sale
Date: 11/04/2025
Property Type: House
Land Size: 829 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.