

## 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

33 WOODLAND 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$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

21 MARCUS ROAD CROYDON VIC 3136

\$820,000

01-Feb-25

3 LUTON COURT CROYDON VIC 3136

\$850,000

04-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: 25 June 2025



## 21 MARCUS ROAD CROYDON VIC 3136

Sold Price

**\$820,000**

Sold Date

**01-Feb-25**

 3

 1

 -

Distance

**0.92km**



## 3 LUTON COURT CROYDON VIC 3136

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date

**04-May-25**

 4

 1

 2

Distance

**1.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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