

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

2/30 Cameron Road, Croydon Vic 3136

Indicative selling price

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

Range between \$865,000

&

\$950,000

Median sale price

Median price \$671,100

Property Type Unit

Suburb Croydon

Period - From 01/01/2025

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	67a Cardigan Rd MOOROOLBARK 3138	\$905,000	21/05/2025
2	2/21 Holmes Rd MOOROOLBARK 3138	\$935,000	13/05/2025
3	9A Alwyn St CROYDON 3136	\$902,199	12/04/2025

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:

25/06/2025 16:30



Property Type:
Agent Comments

Indicative Selling Price
\$865,000 - \$950,000
Median Unit Price
March quarter 2025: \$671,100

Comparable Properties



67a Cardigan Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 21/05/2025
Property Type: House
Land Size: 553 sqm approx



2/21 Holmes Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$935,000
Method: Private Sale
Date: 13/05/2025
Property Type: House
Land Size: 310 sqm approx



9A Alwyn St CROYDON 3136 (REI)

Agent Comments



Price: \$902,199
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Single)
Land Size: 249 sqm approx