

Property Price Statement

Single residential property

located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 15/10/26

Property offered for sale

Address
Including suburb and
postcode

2/52 STIRLING ROAD CROYDON VIC 3136

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
Unit	2	1	2	100m ²	499m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

\$700,000

&

\$770,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price

\$750,000

Property type

Unit

Suburb

Croydon

Period: from

01 Oct 2025

to

30 Sep 2026

Source

Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold ~~within two kilometres of the property for sale in the last six months.~~

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
12 NIEL STREET CROYDON VIC 3136	\$715,000	16-Sep-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
UNIT	2	1	1	96m ²	395m ²

Comparable property 2

Address	Sale price	Date of sale
1/3 ELMORE AVENUE CROYDON VIC 3136	\$735,000	10-Oct-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
UNIT	2	1	1	92m ²	353m ²

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

☒ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

The property's distinctive design, age and improvements make it uncommon within the area, with fewer than three sufficiently comparable sales identified.

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	\$ _____
Unconditional sale date	____/____/____



12 NIEL STREET CROYDON VIC 3136

UNIT

2

1

1

395m²

96m²

Distance

1.55km

Sold Price

RS

\$715,000

Sold Date

16-Sep-26



1/3 ELMORE AVENUE CROYDON VIC 3136

UNIT

2

1

1

353m²

92m²

Distance

1.5km

Sold Price

RS

\$735,000

Sold Date

10-Oct-26

RS = Recent sale

UN = Undisclosed Sale

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