

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 Pascoe Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$730,000

&

\$800,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Croydon

Period - From

01/07/2024

to

30/06/2025

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	13/56 Norton Rd CROYDON 3136	\$705,000	22/04/2025
2	1/29 Ruskin Av CROYDON 3136	\$765,000	07/04/2025
3	3 Newhaven La CROYDON 3136	\$800,000	26/03/2025

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:

04/08/2025 13:59

Sophie Broadbent
9870 6211
0405 530 540

sophiebroadbent@jellisrcraig.com.au

Indicative Selling Price

\$730,000 - \$800,000

Median House Price

Year ending June 2025: \$900,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



13/56 Norton Rd CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$705,000

Method: Private Sale

Date: 22/04/2025

Property Type: Townhouse (Single)

Land Size: 190 sqm approx



1/29 Ruskin Av CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$765,000

Method: Private Sale

Date: 07/04/2025

Property Type: House



3 Newhaven La CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$800,000

Method: Private Sale

Date: 26/03/2025

Property Type: Townhouse (Single)