

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

3/93 Hull Road, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$765,250

Property Type Townhouse

Suburb Croydon

Period - From 04/08/2024

to

03/08/2025

Source Property Data

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	2/58-62 Glen Dhu Rd KILSYTH 3137	\$737,000	16/07/2025
2	1/3 Brompton Ct KILSYTH 3137	\$700,000	13/05/2025
3	1 Bartlett Av CROYDON 3136	\$730,000	05/04/2025

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:

04/08/2025 17:27



2 2 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Townhouse Price
04/08/2024 - 03/08/2025: \$765,250

Comparable Properties



2/58-62 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments

2 1 2

Price: \$737,000
Method: Private Sale
Date: 16/07/2025
Property Type: Townhouse (Single)
Land Size: 223 sqm approx



1/3 Brompton Ct KILSYTH 3137 (REI/VG)

Agent Comments

2 2 2

Price: \$700,000
Method: Private Sale
Date: 13/05/2025
Property Type: Townhouse (Single)



1 Bartlett Av CROYDON 3136 (REI/VG)

Agent Comments

2 2 1

Price: \$730,000
Method: Private Sale
Date: 05/04/2025
Property Type: Townhouse (Single)

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