

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

209/4 ALFRICK ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

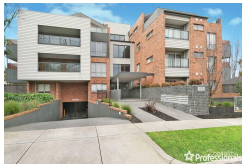
Date of sale

8/5-7 ALFRICK ROAD CROYDON VIC 3136	\$495,000	31-May-25
103/4 ALFRICK ROAD CROYDON VIC 3136	\$470,000	01-Jul-25
312/211 MT DANDENONG ROAD CROYDON VIC 3136	\$480,000	07-Jul-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: 23 July 2025



8/5-7 ALFRICK ROAD CROYDON VIC 3136

2 1 1

Sold Price

\$495,000

Sold Date

31-May-25

Distance

0.07km



103/4 ALFRICK ROAD CROYDON VIC 3136

- - -

Sold Price

^{RS} **\$470,000**

Sold Date

01-Jul-25

Distance

0km



312/211 MT DANDENONG ROAD CROYDON VIC 3136

2 1 1

Sold Price

^{RS} **\$480,000**

Sold Date

07-Jul-25

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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