## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/5 Arundel Street, Croydon Vic 3136

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$880,000		&		\$960,000				
Median sale price									
Median price	\$657,250	Pro	operty Type	Unit			Suburb	Croydon	
Period - From	01/07/2024	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1d Midhurst Rd CROYDON 3136	\$950,000	08/05/2025
2	3/9-11 Kallay St CROYDON 3136	\$936,000	14/03/2025
3			

OR

**B**<sup>\*</sup> 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:

22/07/2025 13:22









Property Type: Townhouse (Res) Land Size: 287 sqm approx Agent Comments Indicative Selling Price \$880,000 - \$960,000 Median Unit Price Year ending June 2025: \$657,250

# **Comparable Properties**

1d Midhurst Rd CROYDON 3136 (REI/VG)   Image: 1 3 Image: 2 Image: 2   Price: \$950,000   Method: Private Sale   Date: 08/05/2025   Property Type: Townhouse (Single)   Land Size: 268 sqm approx	Agent Comments
3/9-11 Kallay St CROYDON 3136 (REI) 3 2 2 2 Price: \$936,000 Method: Private Sale Date: 14/03/2025 Property Type: House Land Size: 395 sqm approx	Agent Comments

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.

#### Account - Hoskins | P: 03 9722 9755



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.