

# 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

22 Richards Avenue, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$913,000

Property Type

House

Suburb

Croydon

Period - From

01/04/2024

to

31/03/2025

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	2 Cobain Ct RINGWOOD 3134	\$1,400,000	05/05/2025
2	16 Kenmare Av CROYDON 3136	\$1,460,000	02/04/2025
3	21 Murray Rd CROYDON 3136	\$1,455,000	01/03/2025

**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:

04/07/2025 09:10



4   3   2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1028 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
Year ending March 2025: \$913,000

## Comparable Properties



**2 Cobain Ct RINGWOOD 3134 (REI)**

**Agent Comments**

4   3   5

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 05/05/2025  
**Property Type:** House  
**Land Size:** 898 sqm approx



**16 Kenmare Av CROYDON 3136 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,460,000  
**Method:** Private Sale  
**Date:** 02/04/2025  
**Property Type:** House  
**Land Size:** 1159 sqm approx



**21 Murray Rd CROYDON 3136 (REI/VG)**

**Agent Comments**

6   4   2

**Price:** \$1,455,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 1031 sqm approx