

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

4 NELSON 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

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

3 BICKLEIGH COURT CROYDON HILLS VIC 3136	975000	21-Mar-25
73 YARRA ROAD CROYDON HILLS VIC 3136	950000	28-Jun-25
65 MURRAY ROAD CROYDON VIC 3136	953168	11-Jun-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



3 BICKLEIGH COURT CROYDON HILLS VIC 3136

4 2 2

Sold Price **975000** Sold Date **21-Mar-25**

Distance **1.86km**



73 YARRA ROAD CROYDON HILLS VIC 3136

4 2 2

Sold Price ^{RS} **950000** Sold Date **28-Jun-25**

Distance **1.37km**



65 MURRAY ROAD CROYDON VIC 3136

4 2 2

Sold Price ^{RS} **953168** Sold Date **11-Jun-25**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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