

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 \$775,000

Property Type Townhouse

Suburb Croydon

Period - From 16/07/2024

to

15/07/2025

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	1 Bartlett Av CROYDON 3136	\$730,000	05/04/2025
2	5/1 McIlraith Ct CROYDON 3136	\$750,000	04/02/2025
3			

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:

16/07/2025 08:57



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



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)



5/1 McIlraith Ct CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000

Method: Private Sale

Date: 04/02/2025

Property Type: Townhouse (Single)

Land Size: 218 sqm approx

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.