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 3/93 Hull Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$690,000		&		\$750,000				
Median sale price									
Median price	\$775,000	Pro	Property Type		Townhouse		Suburb	Croydon	
Period - From	16/07/2024	to	15/07/2025		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









Property Type: Townhouse Agent Comments 9725 0000 0412 173 217 garyseaye@jelliscraig.com.au

Indicative Selling Price \$690,000 - \$750,000 Median Townhouse Price 16/07/2024 - 15/07/2025: \$775,000

Comparable Properties

1 Bartlett Av CROYDON 3136 (REI/VG) 2 2 2 1 Price: \$730,000 Method: Private Sale Date: 05/04/2025 Property Type: Townhouse (Single)	Agent Comments
5/1 McIIraith Ct CROYDON 3136 (REI/VG) 2 1 1 1 Price: \$750,000 Method: Private Sale Date: 04/02/2025 Property Type: Townhouse (Single) Land Size: 218 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 - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354

propertydata



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