

# 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

4/45-47 CAMERON ROAD CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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
2/18 NEWMAN ROAD MOOROOLBARK VIC 3138	\$435,000	24-Apr-25
4/31 FELIX GROVE MOOROOLBARK VIC 3138	\$502,000	04-May-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: 09 July 2025

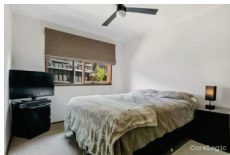


**2/18 NEWMAN ROAD  
MOOROOLBARK VIC 3138**

 2  1  1

Sold Price **\$435,000** Sold Date **24-Apr-25**

Distance **0.51km**



**4/31 FELIX GROVE  
MOOROOLBARK VIC 3138**

 2  1  1

Sold Price **\$502,000** Sold Date **04-May-25**

Distance **0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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