

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

2 BARCLAY AVENUE 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

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Croydon

Period-from

01 Feb 2025

to

31 Jan 2026

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 FORBES COURT BAYSWATER NORTH VIC 3153	\$841,000	09-Dec-25
35 OLYMPUS DRIVE CROYDON SOUTH VIC 3136	\$863,000	12-Jan-26
3 MACEY STREET CROYDON SOUTH VIC 3136	\$870,000	16-Oct-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: 18 February 2026


**3 FORBES COURT BAYSWATER
NORTH VIC 3153**
 3  1  2

Sold Price

\$841,000

Sold Date **09-Dec-25**

Distance

1.96km

**35 OLYMPUS DRIVE CROYDON
SOUTH VIC 3136**
 3  1  3

Sold Price

\$863,000

Sold Date **12-Jan-26**

Distance

0.84km

**3 MACEY STREET CROYDON
SOUTH VIC 3136**
 3  1  2

Sold Price

\$870,000

Sold Date **16-Oct-25**

Distance

0.91km
RS = Recent sale

UN = Undisclosed Sale

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