

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

3/68 HEWISH 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2025

to

28 Feb 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

4/5 LANDALE AVENUE CROYDON VIC 3136	\$550,500	18-Dec-25
3/24 LUSHER ROAD CROYDON VIC 3136	\$595,000	01-Oct-25
48/355 DORSET ROAD CROYDON VIC 3136	\$600,000	21-Jan-26

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: 26 March 2026



4/5 LANDALE AVENUE CROYDON VIC 3136

Sold Price

^{RS} **\$550,500**

Sold Date

18-Dec-25

3 1 1

Distance

0.06km



3/24 LUSHER ROAD CROYDON VIC 3136

Sold Price

\$595,000

Sold Date

01-Oct-25

2 1 1

Distance

1.09km



48/355 DORSET ROAD CROYDON VIC 3136

Sold Price

\$600,000

Sold Date

21-Jan-26

2 1 1

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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