

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

2/37 Thomas Street, Croydon South Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$795,000

Median sale price

Median price

\$837,500

Property Type

Unit

Suburb

Croydon South

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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	45 Faraday Rd CROYDON SOUTH 3136	\$772,000	28/08/2026
2	2 Faraday Rd CROYDON SOUTH 3136	\$840,000	15/08/2026
3	7 Perry Cl CROYDON SOUTH 3136	\$821,000	08/07/2026

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:

16/09/2026 10:07



3 2 2

Property Type: Unit
Land Size: 280 sqm approx
Agent Comments

Comparable Properties



45 Faraday Rd CROYDON SOUTH 3136 (REI)

Agent Comments

3 2 2

Price: \$772,000
Method: Private Sale
Date: 28/08/2026
Property Type: House
Land Size: 476 sqm approx



2 Faraday Rd CROYDON SOUTH 3136 (REI)

Agent Comments

4 2 2

Price: \$840,000
Method: Auction Sale
Date: 15/08/2026
Property Type: House (Res)
Land Size: 501 sqm approx



7 Perry Cl CROYDON SOUTH 3136 (REI)

Agent Comments

3 2 2

Price: \$821,000
Method: Private Sale
Date: 08/07/2026
Property Type: House
Land Size: 436 sqm approx