

# 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  
82 Croydon Road, Croydon Vic 3136

### Indicative selling price

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

Range between  &

### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

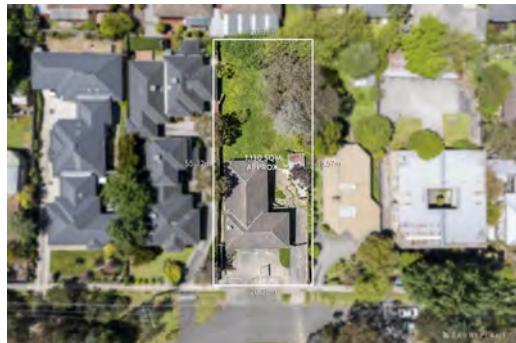
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	6 Abraham Dr CROYDON 3136	\$945,000	27/11/2025
2	40 Toorak Av CROYDON 3136	\$1,150,000	26/11/2025
3	87 Croydon Rd CROYDON 3136	\$975,000	16/10/2025

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:



3



1



4

**Property Type:** House**Land Size:** 1130 sqm approx

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,025,000

**Median House Price**

December quarter 2025: \$983,500

## Comparable Properties

**6 Abraham Dr CROYDON 3136 (REI)**

3



1



2

**Price:** \$945,000**Method:** Private Sale**Date:** 27/11/2025**Property Type:** House (Res)**Land Size:** 1048 sqm approx

Agent Comments

**40 Toorak Av CROYDON 3136 (REI/VG)**

3



1



1

**Price:** \$1,150,000**Method:** Private Sale**Date:** 26/11/2025**Property Type:** House (Res)**Land Size:** 1276 sqm approx

Agent Comments

**87 Croydon Rd CROYDON 3136 (REI/VG)**

3



1



2

**Price:** \$975,000**Method:** Private Sale**Date:** 16/10/2025**Property Type:** House (Res)**Land Size:** 910 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888