

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

2a Midhurst Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$730,000

&

\$790,000

Median sale price

Median price

\$983,500

Property Type

House

Suburb

Croydon

Period - From

01/10/2025

to

31/12/2025

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	25/12-22 Cutts Av CROYDON 3136	\$750,000	12/01/2026
2	2/28 Maggs St CROYDON 3136	\$782,000	06/01/2026
3	2/50-52 Mt Dandenong Rd CROYDON 3136	\$775,000	24/12/2025

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:

03/03/2026 13:01



 3  1  2

Property Type: House
Land Size: 301 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$790,000
Median House Price
December quarter 2025: \$983,500

Comparable Properties



25/12-22 Cutts Av CROYDON 3136 (REI)

Agent Comments

 3  1  1

Price: \$750,000
Method: Private Sale
Date: 12/01/2026
Property Type: Unit
Land Size: 254 sqm approx



2/28 Maggs St CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$782,000
Method: Private Sale
Date: 06/01/2026
Property Type: Unit
Land Size: 232 sqm approx



2/50-52 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$775,000
Method: Private Sale
Date: 24/12/2025
Property Type: Unit
Land Size: 370 sqm approx

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