

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

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	1/18 View St CROYDON 3136	\$705,000	29/01/2026
2	6/300-304 Dorset Rd CROYDON 3136	\$685,000	28/01/2026
3	3/72 Sherlock Rd CROYDON 3136	\$687,000	16/12/2025

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:

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2 1 2

Property Type: Unit
Land Size: 306 sqm approx
Agent Comments

Indicative Selling Price

\$650,000 - \$710,000

Median Unit Price

December quarter 2025: \$715,000

Comparable Properties



1/18 View St CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$705,000
Method: Private Sale
Date: 29/01/2026
Property Type: Unit
Land Size: 274 sqm approx



6/300-304 Dorset Rd CROYDON 3136 (REI)

Agent Comments

2 1 2

Price: \$685,000
Method: Private Sale
Date: 28/01/2026
Property Type: Unit
Land Size: 261 sqm approx



3/72 Sherlock Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$687,000
Method: Private Sale
Date: 16/12/2025
Property Type: Unit
Land Size: 296 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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