

STATEMENT OF INFORMATION

Single residential property located
in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3/3 Timms Avenue 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 \$700,000 & \$770,000

Median sale price

(*Delete house or unit as applicable)

Median price \$720,000 *House *Unit X Suburb Croydon
Period - From Feb 2025 to Jan 2026 Source Realestate.com.au

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. 5/343 Mt Dandenong Road Croydon	\$750,000	24/12/2025
2. 5 Eileen Close Croydon	\$728,000	19/12/2025
3. 5/64-66 Beaufort Road Croydon	\$765,200	30/09/2025

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.