

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

6 Eric Street, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000 & \$860,000

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	5 Monomeith St MOOROOLBARK 3138	\$850,000	09/01/2026
2	9 Ricky Ct MOOROOLBARK 3138	\$860,000	06/01/2026
3	23 Numeralla St MOOROOLBARK 3138	\$835,000	01/11/2025

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:

12/02/2026 10:40

6 Eric Street, Croydon Vic 3136



3 1 2

Property Type:
Land Size: 888 approx sqm
approx
Agent Comments

Indicative Selling Price
\$800,000 - \$860,000
Median House Price
December quarter 2025: \$983,500

Comparable Properties



5 Monomeith St MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000
Method: Private Sale
Date: 09/01/2026
Property Type: House
Land Size: 986 sqm approx



9 Ricky Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 2

Price: \$860,000
Method: Private Sale
Date: 06/01/2026
Property Type: House (Res)
Land Size: 864 sqm approx



23 Numeralla St MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$835,000
Method: Private Sale
Date: 01/11/2025
Property Type: House
Land Size: 902 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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