

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	6a Field Street, Croydon Vic 3136
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Indicative selling price

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

Range between	\$860,000	&	\$940,000
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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	2/68 Faraday Rd CROYDON SOUTH 3136	\$890,000	13/11/2025
2	2/9 Victoria St RINGWOOD EAST 3135	\$916,000	08/11/2025
3	99a Eastfield Rd CROYDON 3136	\$925,000	07/11/2025

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: 10/02/2026 15:03



3 2 2

Property Type: Townhouse
Land Size: 271 sqm approx
Agent Comments

Indicative Selling Price

\$860,000 - \$940,000

Median House Price

December quarter 2025: \$983,500

Comparable Properties



2/68 Faraday Rd CROYDON SOUTH 3136 (REI)

Agent Comments

3 2 2

Price: \$890,000
Method: Private Sale
Date: 13/11/2025
Property Type: Townhouse (Single)
Land Size: 200 sqm approx



2/9 Victoria St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$916,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)



99a Eastfield Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$925,000
Method: Sold Before Auction
Date: 07/11/2025
Property Type: Townhouse (Res)
Land Size: 237 sqm approx

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