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	12 Eileen Close, Croydon

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	$760,000	&	$820,000

Median sale price

Median price	$680,500	Property type	*Unit*	Suburb	Croydon
Period - From	01 May 2024	to	30 April 2025	Source	Corelogic

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
1/29 RUSKIN AVENUE CRODYON VIC 3136	$765,000	07-Apr-25
2/16 CENTRAL AVENUE BAYSWATER NORTH VIC 3153	$800,000	24-Nov-24
3/58 FARADAY ROAD CROYDON SOUTH VIC 3136	$845,000	09-Jan-25

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: May 5th 2025

hockingstuart

Hockingstuart Ringwood
M 98769001
E ringwood@hockingstuart.com



1/29 RUSKIN AVENUE CROYDON VIC 3136

3 2 2

Sold Price RS $765,000 UN Sold Date 07-Apr-25

Distance 1.82km



2/16 CENTRAL AVENUE BAYSWATER NORTH VIC 3153

3 2 2

Sold Price $800,000 Sold Date 24-Nov-24

Distance 1.48km



3/58 FARADAY ROAD CROYDON SOUTH VIC 3136

3 2 2

Sold Price $845,000 Sold Date 09-Jan-25

Distance 1.19km