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<br>Including suburb and postcode | 2c Marion Avenue, Croydon Vic 3136 |

## Indicative selling price

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

Range between $850,000 & $930,000

## Median sale price

Median price $962,000 Property Type House Suburb Croydon

Period - From 10/06/2025 to 09/06/2026 Source Property Data

## 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 Newhaven La CROYDON 3136 | $873,000 | 07/05/2026 |
| 2 | 1/31 Plumer St CROYDON 3136 | $942,000 | 22/04/2026 |
| 3 | 2/10 Churchill Rd CROYDON 3136 | $900,000 | 06/01/2026 |

**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: 10/06/2026 10:14

# 2c Marion Avenue, Croydon Vic 3136

Gary Seaye
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4 2 2

**Property Type:** House
**Land Size:** 350 sqm approx

Agent Comments

**Indicative Selling Price**
$850,000 - $930,000
**Median House Price**
10/06/2025 - 09/06/2026: $962,000

## Comparable Properties



**1 Newhaven La CROYDON 3136 (REI)**

4 2 2

**Price:** $873,000
**Method:** Private Sale
**Date:** 07/05/2026
**Property Type:** Townhouse (Single)
**Land Size:** 395 sqm approx

Agent Comments



**1/31 Plumer St CROYDON 3136 (REI/VG)**

4 2 2

**Price:** $942,000
**Method:** Private Sale
**Date:** 22/04/2026
**Property Type:** Townhouse (Single)
**Land Size:** 317 sqm approx

Agent Comments



**2/10 Churchill Rd CROYDON 3136 (REI/VG)**

4 3 2

**Price:** $900,000
**Method:** Private Sale
**Date:** 06/01/2026
**Property Type:** Townhouse (Res)
**Land Size:** 227 sqm approx

Agent Comments



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