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	2/12 Hartley Road, Croydon Vic 3136

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $730,000 Property Type Unit Suburb Croydon

Period - From 01/07/2025 to 30/09/2025 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	9/294-298 Dorset Rd CROYDON 3136	$647,000	22/11/2025
2	4/102 Maroondah Hwy CROYDON 3136	$675,000	14/11/2025
3	3/82 Mount View Pde CROYDON 3136	$640,000	01/08/2025

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: 19/12/2025 10:44

2/12 Hartley Road, Croydon Vic 3136

Jacob McGlinchey
9870 6211
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
September quarter 2025: $730,000

Comparable Properties



9/294-298 Dorset Rd CROYDON 3136 (REI)

2 1 1

Price: $647,000
Method: Private Sale
Date: 22/11/2025
Property Type: Unit
Land Size: 167 sqm approx

Agent Comments



4/102 Maroondah Hwy CROYDON 3136 (REI)

2 1 1

Price: $675,000
Method: Private Sale
Date: 14/11/2025
Property Type: Unit
Land Size: 301 sqm approx

Agent Comments



3/82 Mount View Pde CROYDON 3136 (REI/VG)

2 1 1

Price: $640,000
Method: Private Sale
Date: 01/08/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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