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 | 9 Murray Road, Croydon Vic 3136 |

## Indicative selling price

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

Range between $1,100,000 & $1,200,000

## 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 | 56 Murray Rd CROYDON 3136 | $1,165,000 | 15/12/2025 |
| 2 | 31 Clegg Av CROYDON 3136 | $1,266,000 | 25/10/2025 |
| 3 | | | |

**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: 02/02/2026 16:11

# 9 Murray Road, Croydon Vic 3136

Jacob McGlinchey
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4 2 4

**Property Type:** House
**Land Size:** 836 sqm approx

Agent Comments

**Indicative Selling Price**
$1,100,000 - $1,200,000
**Median House Price**
December quarter 2025: $983,500

## Comparable Properties



**56 Murray Rd CROYDON 3136 (REI)**

3 2 3

**Price:** $1,165,000
**Method:** Private Sale
**Date:** 15/12/2025
**Property Type:** House (Res)
**Land Size:** 1409 sqm approx

Agent Comments



**31 Clegg Av CROYDON 3136 (REI/VG)**

4 1 2

**Price:** $1,266,000
**Method:** Auction Sale
**Date:** 25/10/2025
**Property Type:** House (Res)
**Land Size:** 997 sqm approx

Agent Comments

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.



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