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: 2a Midhurst Road, Croydon Vic 3136

Indicative selling price

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

Range between $690,000 & $750,000

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	25/12-22 Cutts Av CROYDON 3136	$750,000	12/01/2026
2	1/12 Moore Av CROYDON 3136	$740,000	29/11/2025
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: 13/03/2026 09:36

2a Midhurst Road, Croydon Vic 3136

JellisCraig

Mary Wang
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3 1 2

Property Type: House
Land Size: 301 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
December quarter 2025: $983,500

Comparable Properties



25/12-22 Cutts Av CROYDON 3136 (REI)

3 1 1

Price: $750,000
Method: Private Sale
Date: 12/01/2026
Property Type: Unit
Land Size: 254 sqm approx

Agent Comments



1/12 Moore Av CROYDON 3136 (REI/VG)

3 1 2

Price: $740,000
Method: Private Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 332 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.

REIV THE DIFFERENCE | propertydata.com.au

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