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	3/6 Victory Street, Croydon Vic 3136

Indicative selling price

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

Single price	$779,950

Median sale price

Median price	$790,000	Property Type	Townhouse	Suburb	Croydon
Period - From	18/12/2024	to	17/12/2025	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	3/112 Dorset Rd CROYDON 3136	$805,000	29/09/2025
2	1/11 Meadow Rd CROYDON NORTH 3136	$795,000	17/09/2025
3	1/268 Maroondah Hwy CROYDON 3136	$756,000	08/09/2025

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: 18/12/2025 13:34

3/6 Victory Street, Croydon Vic 3136



3 2 2

Rooms: 4
Property Type: Townhouse (Single)
Land Size: 330 sqm approx

Agent Comments

Indicative Selling Price
$779,950
Median Townhouse Price
18/12/2024 - 17/12/2025: $790,000

Comparable Properties



3/112 Dorset Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $805,000
Method: Private Sale
Date: 29/09/2025
Property Type: Townhouse (Single)
Land Size: 269 sqm approx

Agent Comments



1/11 Meadow Rd CROYDON NORTH 3136 (REI/VG)

3 1 2

Price: $795,000
Method: Private Sale
Date: 17/09/2025
Property Type: Unit
Land Size: 364 sqm approx

Agent Comments



1/268 Maroondah Hwy CROYDON 3136 (REI/VG)

3 2 2

Price: $756,000
Method: Private Sale
Date: 08/09/2025
Property Type: Townhouse (Res)
Land Size: 282 sqm approx

Agent Comments

Account - Woodards | P: 0390563899

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