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	31 Bambra Street, Croydon Vic 3136

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $900,000 Property Type House Suburb Croydon

Period - From 25/01/2023 to 24/01/2024 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	35 Lee-Ann Cr CROYDON 3136	$850,000	20/11/2023
2	22 Paterson St CROYDON NORTH 3136	$880,500	23/09/2023
3	153 Dorset Rd CROYDON 3136	$810,000	15/11/2023

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: 25/01/2024 15:21

31 Bambra Street, Croydon Vic 3136



3 2 1

Property Type: House (Res)
Land Size: 855 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median House Price
25/01/2023 - 24/01/2024: $900,000

Comparable Properties

35 Lee-Ann Cr CROYDON 3136 (REI)

3 1 1

Price: $850,000
Method:
Date: 20/11/2023
Property Type: House

Agent Comments



22 Paterson St CROYDON NORTH 3136 (REI/VG)

3 1 2

Price: $880,500
Method: Auction Sale
Date: 23/09/2023
Property Type: House
Land Size: 875 sqm approx

Agent Comments



153 Dorset Rd CROYDON 3136 (REI)

3 2 1

Price: $810,000
Method: Private Sale
Date: 15/11/2023
Property Type: House
Land Size: 832 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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