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	55 Surrey Road East, Croydon Vic 3136

Indicative selling price

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

Range between $670,000 & $730,000

Median sale price

Median price $678,000 Property Type Unit Suburb Croydon

Period - From 01/04/2024 to 30/06/2024 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	36 Newman Rd MOOROOLBARK 3138	$670,000	06/07/2024
2	15 Spriggs Dr CROYDON 3136	$685,000	08/05/2024
3	4/21 William Rd CROYDON 3136	$701,000	03/04/2024

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: 05/08/2024 14:14

55 Surrey Road East, Croydon Vic 3136

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2 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$670,000 - $730,000
Median Unit Price
June quarter 2024: $678,000

Comparable Properties



36 Newman Rd MOOROOLBARK 3138 (REI)

2 2 1

Price: $670,000
Method: Private Sale
Date: 06/07/2024
Property Type: Unit
Land Size: 256 sqm approx

Agent Comments



15 Spriggs Dr CROYDON 3136 (REI/VG)

2 2 1

Price: $685,000
Method: Private Sale
Date: 08/05/2024
Property Type: Townhouse (Single)
Land Size: 171 sqm approx

Agent Comments



4/21 William Rd CROYDON 3136 (REI/VG)

2 1 1

Price: $701,000
Method: Private Sale
Date: 03/04/2024
Property Type: Unit
Land Size: 159 sqm approx

Agent Comments

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