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	6/31 Leigh Road, Croydon Vic 3136

Indicative selling price

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

Range between $570,000 & $620,000

Median sale price

Median price $672,500 Property Type Unit Suburb Croydon

Period - From 01/07/2023 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	5/25-27 Bayswater Rd CROYDON 3136	$600,000	08/08/2024
2	2/19 Emma Rd CROYDON 3136	$595,000	23/07/2024
3	2/35 Leigh Rd CROYDON 3136	$622,000	04/04/2024

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: 10/09/2024 10:33

6/31 Leigh Road, Croydon Vic 3136



2 1 1

Property Type: Unit
Land Size: 228 sqm approx

Agent Comments

Indicative Selling Price
$570,000 - $620,000
Median Unit Price
Year ending June 2024: $672,500

Comparable Properties



5/25-27 Bayswater Rd CROYDON 3136 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 08/08/2024
Property Type: Unit
Land Size: 192 sqm approx

Agent Comments



2/19 Emma Rd CROYDON 3136 (REI/VG)

2 1 1

Price: $595,000
Method: Private Sale
Date: 23/07/2024
Property Type: Unit
Land Size: 157 sqm approx

Agent Comments



2/35 Leigh Rd CROYDON 3136 (REI/VG)

2 1 1

Price: $622,000
Method: Private Sale
Date: 04/04/2024
Property Type: Unit

Agent Comments

Account - Ray White Croydon | P: 03 9725 7444

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