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	25 Alwyn Street, Croydon Vic 3136

Indicative selling price

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

Range between $850,000 & $935,000

Median sale price

Median price $940,000 Property Type House Suburb Croydon

Period - From 01/07/2024 to 30/09/2024 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	1 Taylors Rd CROYDON 3136	$882,500	10/08/2024
2	14 Mirang Av CROYDON 3136	$890,000	15/06/2024
3	5 Sunray Ct CROYDON 3136	$882,000	04/06/2024

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: 24/10/2024 11:15

25 Alwyn Street, Croydon Vic 3136

Jack Sammut
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4 2 2

Property Type: House
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median House Price
September quarter 2024: $940,000

Comparable Properties



1 Taylors Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $882,500
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 879 sqm approx

Agent Comments



14 Mirang Av CROYDON 3136 (REI/VG)

3 1 -

Price: $890,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 870 sqm approx

Agent Comments



5 Sunray Ct CROYDON 3136 (REI/VG)

4 2 2

Price: $882,000
Method: Private Sale
Date: 04/06/2024
Property Type: House
Land Size: 864 sqm approx

Agent Comments

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