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	2/18 Ross Road, Croydon Vic 3136

Indicative selling price

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

Range between $850,000 & $895,000

Median sale price

Median price $680,000 Property Type Unit Suburb Croydon

Period - From 01/10/2023 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	2/68 Wonga Rd RINGWOOD 3134	$880,000	21/10/2024
2	11/20 Lusher Rd CROYDON 3136	$830,000	19/08/2024
3	3/32 Holland Rd RINGWOOD EAST 3135	$891,500	03/07/2024

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: 13/11/2024 14:34

2/18 Ross Road, Croydon Vic 3136

Michael Duffield
9726 8888
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3 2 2

Rooms: 4
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$850,000 - $895,000
Median Unit Price
Year ending September 2024: $680,000

Comparable Properties



2/68 Wonga Rd RINGWOOD 3134 (REI)

3 2 2

Price: $880,000
Method: Private Sale
Date: 21/10/2024
Property Type: Townhouse (Res)
Land Size: 229 sqm approx

Agent Comments



11/20 Lusher Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $830,000
Method: Sold Before Auction
Date: 19/08/2024
Property Type: Townhouse (Res)
Land Size: 178 sqm approx

Agent Comments



3/32 Holland Rd RINGWOOD EAST 3135 (REI/VG)

3 2 2

Price: $891,500
Method: Private Sale
Date: 03/07/2024
Property Type: House
Land Size: 264 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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