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	9a Alwyn Street, Croydon Vic 3136

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $895,000 Property Type House Suburb Croydon

Period - From 01/01/2025 to 31/03/2025 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	4/66 Lincoln Rd CROYDON 3136	$820,000	21/03/2025
2	412 Dorset Rd CROYDON 3136	$855,000	27/02/2025
3	20 Timms Av CROYDON 3136	$830,000	03/01/2025

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: 05/04/2025 09:16

9a Alwyn Street, Croydon Vic 3136



Property Type:
Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median House Price
March quarter 2025: $895,000

Comparable Properties



4/66 Lincoln Rd CROYDON 3136 (REI)

3 2 2

Price: $820,000
Method: Private Sale
Date: 21/03/2025
Property Type: Unit
Land Size: 230 sqm approx

Agent Comments



412 Dorset Rd CROYDON 3136 (REI)

3 2 3

Price: $855,000
Method: Private Sale
Date: 27/02/2025
Property Type: Townhouse (Single)
Land Size: 365 sqm approx

Agent Comments



20 Timms Av CROYDON 3136 (REI/VG)

3 2 2

Price: $830,000
Method: Private Sale
Date: 03/01/2025
Property Type: House
Land Size: 329 sqm approx

Agent Comments

Account - Ray White Croydon | P: 03 9725 7444

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