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	1/106 Maroondah Highway, 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 $785,000 Property Type Townhouse Suburb Croydon

Period - From 25/03/2024 to 24/03/2025 Source Property Data

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	2/47 Alto Av CROYDON 3136	$720,000	14/02/2025
2	2/80 Maroondah Hwy CROYDON 3136	$720,000	22/01/2025
3	7/2-4 Sandgate Av CROYDON 3136	$700,000	30/11/2024

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: 25/03/2025 11:16

1/106 Maroondah Highway, Croydon Vic 3136



3 1 1

Rooms: 4
Property Type: Townhouse (Res)
Land Size: 220 sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $730,000
Median Townhouse Price
25/03/2024 - 24/03/2025: $785,000

Comparable Properties



2/47 Alto Av CROYDON 3136 (REI)

3 1 2

Price: $720,000
Method: Private Sale
Date: 14/02/2025
Property Type: Unit
Land Size: 391 sqm approx

Agent Comments



2/80 Maroondah Hwy CROYDON 3136 (REI/VG)

3 2 2

Price: $720,000
Method: Private Sale
Date: 22/01/2025
Property Type: Townhouse (Single)
Land Size: 170 sqm approx

Agent Comments



7/2-4 Sandgate Av CROYDON 3136 (REI)

3 2 2

Price: $700,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)
Land Size: 161 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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