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	1/23 Niel Street, Croydon Vic 3136

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $670,200 Property Type Unit Suburb Croydon

Period - From 31/03/2024 to 30/03/2025 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	1/155 Lincoln Rd CROYDON 3136	$720,000	26/12/2024
3	7 Bond Ct CROYDON 3136	$700,000	06/12/2024

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: 31/03/2025 15:19

1/23 Niel Street, Croydon Vic 3136



3 1 1

Property Type: House
Land Size: 372 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
31/03/2024 - 30/03/2025: $670,200

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



1/155 Lincoln Rd CROYDON 3136 (REI/VG)

3 1 1

Price: $720,000
Method: Private Sale
Date: 26/12/2024
Property Type: House
Land Size: 415 sqm approx

Agent Comments



7 Bond Ct CROYDON 3136 (REI/VG)

3 1 2

Price: $700,000
Method: Private Sale
Date: 06/12/2024
Property Type: House
Land Size: 435 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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