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	15 Sturt St.N, Croydon Vic 3136

Indicative selling price

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

Range between $680,000 & $730,000

Median sale price

Median price $935,000 Property Type House Suburb Croydon

Period - From 01/01/2024 to 31/12/2024 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	1/6 Donald St CROYDON 3136	$682,000	04/02/2025
2	9 Araluen Dr CROYDON 3136	$699,000	06/01/2025
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: 03/03/2025 15:11

15 Sturt St.N, Croydon Vic 3136

Lachlan Williams
9722 9755
0414 582 556
teamwilliams@hoskins.com.au



3 1

Rooms: 5
Property Type: House
Land Size: 409 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $730,000
Median House Price
Year ending December 2024: $935,000

Comparable Properties



1/6 Donald St CROYDON 3136 (REI)

3 1 1

Price: $682,000
Method: Private Sale
Date: 04/02/2025
Property Type: Unit
Land Size: 361 sqm approx

Agent Comments



9 Araluen Dr CROYDON 3136 (REI/VG)

3 1 2

Price: $699,000
Method: Private Sale
Date: 06/01/2025
Property Type: House
Land Size: 414 sqm approx

Agent Comments



7 Bond Ct CROYDON 3136 (REI)

3 1 2

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

Agent Comments

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