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	1/68 Faraday Road, Croydon South Vic 3136

Indicative selling price

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

Range between $845,000 & $910,000

Median sale price

Median price $830,000 Property Type Unit Suburb Croydon South

Period - From 30/09/2024 to 29/09/2025 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	2/29 Belmont Rd.W CROYDON SOUTH 3136	$890,000	18/09/2025
2	8/57 Patterson St RINGWOOD EAST 3135	$872,000	22/07/2025
3	3/87 Bayswater Rd CROYDON 3136	$890,008	29/04/2025

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: 30/09/2025 12:58

1/68 Faraday Road, Croydon South Vic 3136



Property Type:
Agent Comments

Indicative Selling Price
$845,000 - $910,000
Median Unit Price
30/09/2024 - 29/09/2025: $830,000

Comparable Properties



2/29 Belmont Rd.W CROYDON SOUTH 3136 (REI)

3 2 2

Agent Comments

Price: $890,000
Method: Private Sale
Date: 18/09/2025
Property Type: Townhouse (Single)
Land Size: 200 sqm approx



8/57 Patterson St RINGWOOD EAST 3135 (REI)

3 2 2

Agent Comments

Price: $872,000
Method: Private Sale
Date: 22/07/2025
Property Type: Townhouse (Single)
Land Size: 184 sqm approx



3/87 Bayswater Rd CROYDON 3136 (REI/VG)

3 2 2

Agent Comments

Price: $890,008
Method: Private Sale
Date: 29/04/2025
Property Type: Townhouse (Single)

Account - Hoskins | P: 03 9722 9755

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