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	2/7 Kauri Court, Croydon Vic 3136

Indicative selling price

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

Range between $780,000 & $840,000

Median sale price

Median price $657,250 Property Type Unit Suburb Croydon

Period - From 01/07/2024 to 30/06/2025 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	2/32 Felix Gr MOOROOLBARK 3138	$772,000	08/08/2025
2	2/10 Orchard St KILSYTH 3137	$815,000	02/06/2025
3	2/162 Dorset Rd CROYDON 3136	$795,000	30/04/2025

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: 29/08/2025 08:14

2/7 Kauri Court, Croydon Vic 3136



Property Type:
Agent Comments

Indicative Selling Price
$780,000 - $840,000
Median Unit Price
Year ending June 2025: $657,250

Comparable Properties



2/32 Felix Gr MOOROOLBARK 3138 (REI)

3 2 2

Price: $772,000
Method: Private Sale
Date: 08/08/2025
Property Type: Unit
Land Size: 213 sqm approx

Agent Comments



2/10 Orchard St KILSYTH 3137 (REI)

3 2 2

Price: $815,000
Method: Private Sale
Date: 02/06/2025
Property Type: House (Res)
Land Size: 207 sqm approx

Agent Comments



2/162 Dorset Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $795,000
Method: Private Sale
Date: 30/04/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Hoskins | P: 03 9722 9755

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