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	1A RAY STREET CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$795,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	House	Suburb	Croydon
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
16 ROWAN STREET CROYDON VIC 3136	$850,000	13-Aug-25
56A SHERLOCK ROAD CROYDON VIC 3136	$839,000	21-Jun-25
2 VIOLET LANE CROYDON VIC 3136	$822,000	12-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 12 September 2025

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16 ROWAN STREET CROYDON VIC 3136

3 2 2

Sold Price	RS $850,000	Sold Date	13-Aug-25
		Distance	1.79km



56A SHERLOCK ROAD CROYDON VIC 3136

3 2 2

Sold Price	RS $839,000	Sold Date	21-Jun-25
		Distance	1.2km



2 VIOLET LANE CROYDON VIC 3136

3 2 2

Sold Price	$822,000	Sold Date	12-Apr-25
		Distance	1.41km



40 RUSKIN AVENUE CROYDON VIC 3136

3 2 1

Sold Price	$825,000	Sold Date	04-Apr-25
		Distance	0.51km

RS = Recent sale **UN** = Undisclosed Sale

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