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	1/268 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between $700,000 & $770,000

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	4/80 Lincoln Rd CROYDON 3136	$759,000	15/08/2025
2	2/343 Maroondah Hwy CROYDON NORTH 3136	$745,500	27/03/2025
3			

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: 28/08/2025 09:01

1/268 Maroondah Highway, Croydon Vic 3136

JellisCraig

Mitch Grey
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3 2 2

Property Type: Townhouse
Land Size: 282 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending June 2025: $657,250

Comparable Properties



4/80 Lincoln Rd CROYDON 3136 (REI)

3 2 2

Price: $759,000
Method: Private Sale
Date: 15/08/2025
Property Type: Townhouse (Single)
Land Size: 333 sqm approx

Agent Comments



2/343 Maroondah Hwy CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: $745,500
Method: Private Sale
Date: 27/03/2025
Property Type: Townhouse (Single)

Agent Comments

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.

REIV THE DIFFERENCE

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