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	2/6 Judith Court, Croydon Vic 3136

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $730,000 Property Type Unit Suburb Croydon

Period - From 01/07/2025 to 30/09/2025 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	3/112 Dorset Rd CROYDON 3136	$805,000	29/09/2025
2	130a Manchester Rd MOOROOLBARK 3138	$770,000	19/09/2025
3	3/13 Niel St CROYDON 3136	$795,000	05/08/2025

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: 06/11/2025 14:53

2/6 Judith Court, Croydon Vic 3136



3 2 2

Property Type: Townhouse (Single)
Land Size: 291 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
September quarter 2025: $730,000

Comparable Properties



3/112 Dorset Rd CROYDON 3136 (REI)

3 2 2

Price: $805,000
Method: Private Sale
Date: 29/09/2025
Property Type: Townhouse (Single)
Land Size: 269 sqm approx

Agent Comments



130a Manchester Rd MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $770,000
Method: Private Sale
Date: 19/09/2025
Property Type: Unit
Land Size: 242 sqm approx

Agent Comments



3/13 Niel St CROYDON 3136 (REI/VG)

3 2 2

Price: $795,000
Method: Private Sale
Date: 05/08/2025
Property Type: Unit
Land Size: 267 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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