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	2/68 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 $845,000 Property Type Townhouse Suburb Croydon South

Period - From 21/10/2024 to 20/10/2025 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: 21/10/2025 15:53

2/68 Faraday Road, Croydon South Vic 3136

JellisCraig

Gary Seaye
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3 2 2

Property Type: Townhouse
Land Size: 200 sqm approx

Agent Comments

Indicative Selling Price
$845,000 - $910,000
Median Townhouse Price
21/10/2024 - 20/10/2025: $845,000

Comparable Properties



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

3 2 2

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

Agent Comments



8/57 Patterson St RINGWOOD EAST 3135 (REI/VG)

3 2 2

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

Agent Comments



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

3 2 2

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

Agent Comments

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