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	2/28 Maggs Street, Croydon Vic 3136

Indicative selling price

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

Range between $740,000 & $790,000

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	2/6 Purser Av RINGWOOD EAST 3135	$775,000	21/11/2025
2	2/32 Sunbeam Av RINGWOOD EAST 3135	$765,000	25/10/2025
3	2/38 Sunbeam Av RINGWOOD EAST 3135	$790,000	27/08/2025

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: 10/12/2025 10:04

2/28 Maggs Street, Croydon Vic 3136

Jen Harlow
9870 6211
0415 356 657
jenharlow@jelliscraig.com.au



3 1 2

Property Type: Unit
Land Size: 232 sqm approx

Agent Comments

Indicative Selling Price
$740,000 - $790,000
Median Unit Price
September quarter 2025: $730,000

Comparable Properties



2/6 Purser Av RINGWOOD EAST 3135 (REI)

3 1 1

Price: $775,000
Method: Private Sale
Date: 21/11/2025
Property Type: Unit

Agent Comments



2/32 Sunbeam Av RINGWOOD EAST 3135 (REI)

3 1 2

Price: $765,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)
Land Size: 375 sqm approx

Agent Comments



2/38 Sunbeam Av RINGWOOD EAST 3135 (REI/VG)

3 2 2

Price: $790,000
Method: Private Sale
Date: 27/08/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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