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	20/20 Toorak Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $980,000 & $1,049,000

Median sale price

Median price $785,000 Property Type Townhouse Suburb Croydon

Period - From 14/01/2025 to 13/01/2026 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	6/20 Toorak Av CROYDON 3136	$1,020,000	08/10/2025
2			
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: 14/01/2026 16:37

20/20 Toorak Avenue, Croydon Vic 3136



3

Property Type: House - Attached House N.E.C.
Land Size: 92 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,049,000
Median Townhouse Price
14/01/2025 - 13/01/2026: $785,000

Comparable Properties



6/20 Toorak Av CROYDON 3136 (REI)

4 2 2

Price: $1,020,000
Method: Private Sale
Date: 08/10/2025
Property Type: Townhouse (Res)

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.

Account - Ray White Croydon | P: 03 9725 7444

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