

## 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

58 STIRLING ROAD CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$855,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

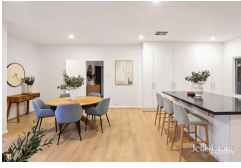
Date of sale

Address of comparable property	Price	Date of sale
35 PLUMER STREET CROYDON VIC 3136	\$850,000	06-Nov-25

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 6 months.

This Statement of Information was prepared on: 23 March 2026

**35 PLUMER STREET CROYDON VIC** Sold Price  
**3136****\$850,000** Sold Date **06-Nov-25**

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Distance **1.39km****RS** = Recent sale**UN** = Undisclosed Sale

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