

# Statement of Information

## Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode

1 & 2 Birdwood 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 bed unit		Or range between	\$635,000	&	\$695,000
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		Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$687,000

Suburb Croydon

Period - From 01/01/2025

to 31/12/2025

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 bed unit	2/8 Ellesmere Av CROYDON 3136	\$657,000	04/03/2026
	2/21 Nursery Rd CROYDON 3136	\$675,000	24/02/2026
	5/18-20 Louisa St CROYDON 3136	\$680,000	27/01/2026

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 bed unit			

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	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

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e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

05/03/2026 12:26
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