

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

7 JULIE ROAD CROYDON VIC 3136

Indicative selling price

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

Single Price

or range
between

\$1,290,000

&

\$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$954,000

Property type

House

Suburb

Croydon

Period-from

01 Apr 2025

to

31 Mar 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

1 MIDHURST ROAD CROYDON VIC 3136	\$1,350,000	30-Mar-26
2 DREWETT CIRCUIT CROYDON VIC 3136	\$1,271,000	21-Mar-26
62B MOUNT VIEW PARADE CROYDON VIC 3136	\$1,300,000	13-Jan-26

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: 21 April 2026



1 MIDHURST ROAD CROYDON VIC 3136

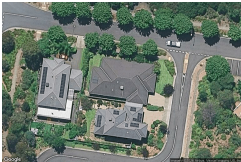
Sold Price

^{RS} **\$1,350,000**

Sold Date **30-Mar-26**

 4  2  4

Distance **2km**



2 DREWETT CIRCUIT CROYDON VIC 3136

Sold Price

^{RS} **\$1,271,000**

Sold Date **21-Mar-26**

 4  2  2

Distance **3.62km**



62B MOUNT VIEW PARADE CROYDON VIC 3136

Sold Price

\$1,300,000

Sold Date **13-Jan-26**

 3  2  2

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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