

## 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

1 TAYLORS 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$954,000

Property type

House

Suburb

Croydon

Period-from

15 Oct 2025

to

15 Apr 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

4 SHIRLEY COURT CROYDON VIC 3136	\$1,025,000	25-Dec-25
6 JACKSON STREET CROYDON VIC 3136	\$962,000	05-Nov-25
88A HULL ROAD CROYDON VIC 3136	\$954,000	21-Dec-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: 15 April 2026



**4 SHIRLEY COURT CROYDON VIC 3136**

Sold Price

**\$1,025,000**

Sold Date

**25-Dec-25**

3 2 2

Distance

**0.55km**



**6 JACKSON STREET CROYDON VIC 3136**

Sold Price

**\$962,000**

Sold Date

**05-Nov-25**

3 2 2

Distance

**1.44km**



**88A HULL ROAD CROYDON VIC 3136**

Sold Price

<sup>RS</sup> **\$954,000**

Sold Date

**21-Dec-25**

4 2 2

Distance

**1.8km**

RS = Recent sale

UN = Undisclosed Sale

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