

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

2b Diana Street, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Croydon

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	1/10 Lusher Rd CROYDON 3136	\$737,000	24/01/2026
2	8/11 Vernon St CROYDON 3136	\$715,000	16/10/2025
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: 15/04/2026 16:12

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
Year ending March 2026: \$695,000

Comparable Properties



1/10 Lusher Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$737,000
Method: Private Sale
Date: 24/01/2026
Property Type: House
Land Size: 330 sqm approx



8/11 Vernon St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 16/10/2025
Property Type: Townhouse (Res)
Land Size: 118 sqm approx

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 - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



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