

## 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

4 BROUGHTON AVENUE 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

\$930,000

&

\$990,000

### 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

7 BROUGHTON AVENUE CROYDON VIC 3136	\$990,000	16-Feb-26
6 JACKSON STREET CROYDON VIC 3136	\$962,000	05-Nov-25
32 NORMAN ROAD CROYDON VIC 3136	\$975,888	11-Mar-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: 15 April 2026



**7 BROUGHTON AVENUE  
 CROYDON VIC 3136**

 3  1  1

Sold Price <sup>RS</sup> **\$990,000** Sold Date **16-Feb-26**

Distance **0.08km**



**6 JACKSON STREET CROYDON VIC 3136**

 3  2  2

Sold Price **\$962,000** Sold Date **05-Nov-25**

Distance **1.9km**



**32 NORMAN ROAD CROYDON VIC 3136**

 3  2  2

Sold Price **\$975,888** Sold Date **11-Mar-26**

Distance **1.36km**

RS = Recent sale      UN = Undisclosed Sale

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