

## 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

**23 PASCOE 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)

Price Range: **\$1,050,000** to **\$1,125,000**

### Median sale price

Median price **\$970,000** Property type **House** Suburb **Croydon**

Period - From **01/10/2025** to **31/12/2026** Source 

### Comparable property sales

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) 4 JACKSON ST, CROYDON, VIC 3136	\$1,268,000	30/08/2025
2) 2-4 ERVIN RD, KILSYTH, VIC 3137	\$1,105,000	17/12/2025
3) 23 HAIG ST, CROYDON, VIC 3136	\$1,015,000	26/11/2025

This Statement of Information was prepared on: **15/04/2026**