

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

2/6 CHURCHILL 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jan 2025

to

31 Dec 2025

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

| | | |
|--|-----------|-----------|
| 3/72 SHERLOCK ROAD CROYDON VIC 3136 | \$687,000 | 16-Dec-25 |
| 1/46 SHERLOCK ROAD CROYDON VIC 3136 | \$735,000 | 11-Dec-25 |
| 10 CHARLES STREET MOOROOLBARK VIC 3138 | \$757,000 | 16-Oct-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: 31 January 2026



**3/72 SHERLOCK ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

^{RS} **\$687,000**

Sold Date

16-Dec-25

Distance

0.16km



**1/46 SHERLOCK ROAD CROYDON
VIC 3136**

3 1 1

Sold Price

\$735,000

Sold Date

11-Dec-25

Distance

0.43km



**10 CHARLES STREET
MOOROOLBARK VIC 3138**

2 1 2

Sold Price

\$757,000

Sold Date

16-Oct-25

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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