

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

32 Norman Road, Croydon Vic 3136

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$983,500 Property Type House Suburb Croydon

Period - From 01/10/2025 to 31/12/2025 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	14 St Georges Cr CROYDON 3136	\$990,500	31/10/2025
2	87 Croydon Rd CROYDON 3136	\$975,000	16/10/2025
3	6 Tynong St CROYDON 3136	\$966,000	16/08/2025

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:

23/01/2026 16:52



 3  2  2

Rooms: 4

Property Type: House (Res)

Land Size: 810 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2025: \$983,500

Comparable Properties



14 St Georges Cr CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$990,500

Method: Private Sale

Date: 31/10/2025

Property Type: House (Res)



87 Croydon Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$975,000

Method: Private Sale

Date: 16/10/2025

Property Type: House (Res)

Land Size: 910 sqm approx



6 Tynong St CROYDON 3136 (REI/VG)

Agent Comments

 3  1  4

Price: \$966,000

Method: Private Sale

Date: 16/08/2025

Property Type: House

Land Size: 851 sqm approx

Account - Woodards | P: 0390563899