

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

7/100-108 HULL 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Croydon

Period-from

01 Feb 2025

to

31 Jan 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

| | | |
|--|-----------|-----------|
| 2 CHAMOMILE CLOSE KILSYTH VIC 3137 | \$765,000 | 12-Dec-25 |
| 1/20 BIRKENHEAD DRIVE KILSYTH VIC 3137 | \$735,000 | 17-Nov-25 |
| 6/316 MAROONDAH HIGHWAY CROYDON VIC 3136 | \$705,000 | 30-Aug-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: 10 February 2026



2 CHAMOMILE CLOSE KILSYTH VIC 3137 Sold Price ^{RS} **\$765,000** Sold Date **12-Dec-25**

3 2 2

Distance **0.94km**



1/20 BIRKENHEAD DRIVE KILSYTH VIC 3137 Sold Price **\$735,000** Sold Date **17-Nov-25**

3 2 2

Distance **1.66km**



6/316 MAROONDAH HIGHWAY CROYDON VIC 3136 Sold Price **\$705,000** Sold Date **30-Aug-25**

3 2 2

Distance **1.8km**

RS = Recent sale **UN** = Undisclosed Sale

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