

# 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 2/370 Maroondah Highway, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$950,000

### Median sale price

Median price \$950,000 Property Type House Suburb Croydon

Period - From 01/01/2025 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	2/10 Churchill Rd CROYDON 3136	\$900,000	06/01/2026
2	3/60 Dorset Rd CROYDON 3136	\$880,000	04/10/2025
3			

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: 04/02/2026 14:40



**Property Type:** Townhouse

**Land Size:** 219 sqm approx

Agent Comments

## Comparable Properties



**2/10 Churchill Rd CROYDON 3136 (REI)**

Agent Comments



**Price:** \$900,000

**Method:** Private Sale

**Date:** 06/01/2026

**Property Type:** Townhouse (Res)

**Land Size:** 227 sqm approx



**3/60 Dorset Rd CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 04/10/2025

**Property Type:** Townhouse (Single)

**Land Size:** 245 sqm approx

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.