

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode 28-30 Zealandia Road East, Croydon North Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
3 bedroom		Or range between	\$775,000		\$852,500
4 bedroom		Or range between	\$955,000		\$1,050,000
		Or range between			
		Or range between			
		Or range between			

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$711,000 Suburb Croydon North

Period - From 01/07/2025 to 30/09/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bedroom	3/315 Maroondah Hwy CROYDON NORTH 3136	\$804,000	18/09/2025
	4 Woodview Ct CROYDON NORTH 3136	\$847,500	15/09/2025
	4/18 Laird St CROYDON 3136	\$850,000	08/05/2025

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 bedroom	3/39 Humber Rd CROYDON NORTH 3136	\$972,500	21/10/2025
	6/20 Toorak Av CROYDON 3136	\$1,020,000	08/10/2025
	13 Warruga Ct CROYDON 3136	\$1,017,000	31/05/2025

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

06/11/2025 13:11