

# 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

1/28-30 Zealandia Road West, Croydon North 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 

\$800,000
-----------

 & 

\$880,000
-----------

### Median sale price

Median price 

\$780,000
-----------

 Property Type 

Townhouse
-----------

 Suburb 

Croydon North
---------------

Period - From 

31/10/2024
------------

 to 

30/10/2025
------------

 Source 

Property Data
---------------

### 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	254b Dorset Rd CROYDON 3136	\$838,000	27/10/2025
2	6/19 Braemar St CROYDON 3136	\$862,500	29/08/2025
3	3/63 Exeter Rd CROYDON NORTH 3136	\$885,000	08/08/2025

**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: 

31/10/2025 15:16
------------------