

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

25 Ervin Road, Croydon Vic 3136

Indicative selling price

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

Range between \$700,000 & \$770,000

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	28a Tamworth Rd KILSYTH 3137	\$715,000	12/12/2025
2	11/662-670 Mt Dandenong Rd KILSYTH 3137	\$735,000	06/11/2025
3	11/18-20 Louisa St CROYDON 3136	\$725,000	04/10/2025

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:

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Rooms: 7
Property Type: House
Land Size: 438 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 December quarter 2025: \$983,500

Comparable Properties



28a Tamworth Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 12/12/2025
Property Type: Unit
Land Size: 382 sqm approx



11/662-670 Mt Dandenong Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 06/11/2025
Property Type: Unit
Land Size: 297 sqm approx



11/18-20 Louisa St CROYDON 3136 (REI)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 04/10/2025
Property Type: Unit
Land Size: 251 sqm approx