

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 Eastmead Road, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$940,000 Property Type House Suburb Croydon

Period - From 01/07/2023 to 30/06/2024 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	11 Gardenia St CROYDON SOUTH 3136	\$867,000	17/08/2024
2	9 Olympus Dr CROYDON SOUTH 3136	\$835,500	17/08/2024
3	1 Taylors Rd CROYDON 3136	\$882,500	10/08/2024

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:

30/09/2024 10:21



3 2 2

Property Type: House (Res)

Land Size: 871 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median House Price

Year ending June 2024: \$940,000

Comparable Properties



11 Gardenia St CROYDON SOUTH 3136 (REI)

Agent Comments

3 2 6

Price: \$867,000

Method: Private Sale

Date: 17/08/2024

Property Type: House

Land Size: 902 sqm approx



9 Olympus Dr CROYDON SOUTH 3136 (REI)

Agent Comments

3 2 2

Price: \$835,500

Method: Auction Sale

Date: 17/08/2024

Property Type: House (Res)

Land Size: 867 sqm approx



1 Taylors Rd CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$882,500

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)

Land Size: 879 sqm approx

Account - Ray White Croydon | P: 03 9725 7444