

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

1/31 Yarra Road, Croydon Vic 3136

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$791,000 Property Type Townhouse Suburb Croydon

Period - From 19/11/2023 to 18/11/2024 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	5/2 Jackson St CROYDON 3136	\$950,000	18/10/2024
2	1/40 Oban Rd RINGWOOD 3134	\$975,000	26/09/2024
3	3/3 Elizabeth Ct RINGWOOD EAST 3135	\$972,000	10/09/2024

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:

19/11/2024 10:19



 4  3  2

Property Type: Townhouse (Single)
Land Size: 308 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$950,000 - \$990,000
Median Townhouse Price
19/11/2023 - 18/11/2024: \$791,000

Comparable Properties



5/2 Jackson St CROYDON 3136 (REI)

[Agent Comments](#)

 4  2  2

Price: \$950,000
Method: Private Sale
Date: 18/10/2024
Property Type: Townhouse (Single)



1/40 Oban Rd RINGWOOD 3134 (REI)

[Agent Comments](#)

 3  2  2

Price: \$975,000
Method: Private Sale
Date: 26/09/2024
Property Type: Townhouse (Single)
Land Size: 339 sqm approx



3/3 Elizabeth Ct RINGWOOD EAST 3135 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$972,000
Method: Private Sale
Date: 10/09/2024
Property Type: Townhouse (Res)

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