

## 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

7/47 TAYLORS ROAD CROYDON VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$681,000

Property type

Unit

Suburb

Croydon

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

8/416 DORSET ROAD CROYDON VIC 3136	\$626,000	05-Apr-25
4/56 HEWISH ROAD CROYDON VIC 3136	\$595,000	22-Apr-25
3/7 FORTUNA AVENUE CROYDON VIC 3136	\$595,000	23-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 29 May 2025



**8/416 DORSET ROAD CROYDON  
VIC 3136**

2 1 1

Sold Price

**\$626,000**

Sold Date **05-Apr-25**

Distance **0.54km**



**4/56 HEWISH ROAD CROYDON  
VIC 3136**

2 1 1

Sold Price

<sup>RS</sup> **\$595,000** <sup>UN</sup>

Sold Date **22-Apr-25**

Distance **1.23km**



**3/7 FORTUNA AVENUE CROYDON  
VIC 3136**

2 1 1

Sold Price

**\$595,000**

Sold Date **23-Jan-25**

Distance **0.84km**



**6/355 DORSET ROAD CROYDON  
VIC 3136**

2 1 1

Sold Price

**\$612,500**

Sold Date **29-Nov-24**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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