

## 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

3/7 MONTEITH STREET 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

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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

1/11 WILLIAM ROAD CROYDON VIC 3136	\$920,000	23-Mar-26
5/66 BAYSWATER ROAD CROYDON VIC 3136	\$907,000	08-May-26
1/22 MIRABEL AVENUE RINGWOOD EAST VIC 3135	\$920,000	24-Feb-26

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: 15 June 2026



1/11 WILLIAM ROAD CROYDON VIC 3136 Sold Price **\$920,000** Sold Date **23-Mar-26**

3 2 2

Distance **1.5km**



5/66 BAYSWATER ROAD CROYDON VIC 3136 Sold Price <sup>RS</sup> **\$907,000** <sup>UN</sup> Sold Date **08-May-26**

3 2 2

Distance **1.77km**



1/22 MIRABEL AVENUE RINGWOOD EAST VIC 3135 Sold Price **\$920,000** Sold Date **24-Feb-26**

3 2 2

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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