

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

3/12 GORDON STREET CROYDON VIC 3136

Indicative selling price

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

Single Price

or range
between

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Croydon

Period-from

01 Aug 2024

to

31 Jul 2025

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

1/29 RUSKIN AVENUE CROYDON VIC 3136	\$765,000	07-Apr-25
9/48 LUSHER ROAD CROYDON VIC 3136	\$775,000	25-Mar-25
3/54 GLEN DHU ROAD KILSYTH VIC 3137	\$750,000	03-Jul-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: 05 August 2025



**1/29 RUSKIN AVENUE CROYDON
VIC 3136**

3 2 2

Sold Price

\$765,000

Sold Date **07-Apr-25**

Distance **0.62km**



**9/48 LUSHER ROAD CROYDON
VIC 3136**

3 2 2

Sold Price

\$775,000

Sold Date **25-Mar-25**

Distance **1.19km**



**3/54 GLEN DHU ROAD KILSYTH
VIC 3137**

3 2 2

Sold Price

\$750,000

Sold Date **03-Jul-25**

Distance **1.51km**



**1/194 DORSET ROAD CROYDON
VIC 3136**

3 2 2

Sold Price

\$780,000

Sold Date **17-Feb-25**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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