

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

103/4 ALFRICK ROAD 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Other

Suburb

Croydon

Period-from

01 Jun 2024

to

31 May 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

20/5-7 ALFRICK ROAD CROYDON VIC 3136	\$481,000	26-Mar-25
8/5-7 ALFRICK ROAD CROYDON VIC 3136	\$495,000	31-May-25
9/14 LANDALE AVENUE CROYDON VIC 3136	\$480,000	10-Feb-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: 12 June 2025



**20/5-7 ALFRICK ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

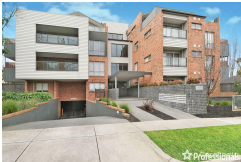
\$481,000

Sold Date

26-Mar-25

Distance

0.07km



**8/5-7 ALFRICK ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

^{RS} **\$495,000** ^{UN}

Sold Date

31-May-25

Distance

0.07km



**9/14 LANDALE AVENUE CROYDON
VIC 3136**

2 1 1

Sold Price

\$480,000

Sold Date

10-Feb-25

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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