

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

8/23 WILLIAM 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Croydon

Period-from

01 Jul 2025

to

30 Jun 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

5/70 LINCOLN ROAD CROYDON VIC 3136	\$595,000	10-Apr-26
3/68 HEWISH ROAD CROYDON VIC 3136	\$618,000	20-Apr-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: 10 July 2026



**5/70 LINCOLN ROAD CROYDON
VIC 3136**

 2  1  1

Sold Price

\$595,000

Sold Date

10-Apr-26

Distance

0.43km



**3/68 HEWISH ROAD CROYDON
VIC 3136**

 2  1  1

Sold Price

\$618,000

Sold Date

20-Apr-26

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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