

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

2 NURAYLIA AVENUE 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Croydon

Period-from

01 May 2025

to

30 Apr 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

34 JARVIS AVENUE CROYDON VIC 3136	\$935,000	11-Apr-26
18 GARY COURT CROYDON VIC 3136	\$895,000	28-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: 13 May 2026



34 JARVIS AVENUE CROYDON VIC 3136 Sold Price ^{RS} **\$935,000** Sold Date **11-Apr-26**

3 1 1

Distance **0.59km**



18 GARY COURT CROYDON VIC 3136 Sold Price ^{RS} **\$895,000** Sold Date **28-Apr-26**

3 1 1

Distance **2.5km**

RS = Recent sale

UN = Undisclosed Sale

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