

## 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

2/3 PLUMER 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,500

Property type

Unit

Suburb

Croydon

Period-from

01 Apr 2024

to

31 Mar 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

2/15 PLUMER STREET CROYDON VIC 3136	\$672,000	11-Mar-25
4/55 SURREY ROAD EAST CROYDON VIC 3136	\$640,000	25-Feb-25
3/110-112 CROYDON ROAD CROYDON VIC 3136	\$635,000	19-Nov-24

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: 07 April 2025



**2/15 PLUMER STREET CROYDON VIC 3136**

Sold Price

<sup>RS</sup>

**\$672,000**

Sold Date

**11-Mar-25**

 2  1  1

Distance

**0.12km**



**4/55 SURREY ROAD EAST CROYDON VIC 3136**

Sold Price

**\$640,000**

Sold Date

**25-Feb-25**

 2  1  1

Distance

**0.33km**



**3/110-112 CROYDON ROAD CROYDON VIC 3136**

Sold Price

**\$635,000**

Sold Date

**19-Nov-24**

 2  1  1

Distance

**1km**



**59 PASCOE AVENUE KILSYTH VIC 3137**

Sold Price

**\$646,000**

Sold Date

**10-Feb-25**

 2  1  1

Distance

**1.33km**



**1/110 DORSET ROAD CROYDON VIC 3136**

Sold Price

**\$635,000**

Sold Date

**22-Feb-25**

 2  1  1

Distance

**1.38km**



**5/2 STARCROSS AVENUE CROYDON VIC 3136**

Sold Price

**\$640,000**

Sold Date

**22-Nov-24**

 2  1  2

Distance

**1.59km**

RS = Recent sale

UN = Undisclosed Sale

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**2/459 MT DANDENONG ROAD  
KILSYTH VIC 3137**

 2  1  1

Sold Price

<sup>RS</sup>

**\$655,000**

Sold Date

**08-Mar-25**

Distance

**1.67km**



**1/343 MAROONDAH HIGHWAY  
CROYDON NORTH VIC 3136**

 2  1  1

Sold Price

**\$620,000**

Sold Date

**01-Dec-24**

Distance

**1.71km**



**3/13 LINDEL COURT CROYDON VIC  
3136**

 2  1  1

Sold Price

**\$659,950**

Sold Date

**01-Nov-24**

Distance

**1.9km**



**5/13-15 MEADOW ROAD CROYDON  
NORTH VIC 3136**

 2  1  2

Sold Price

**\$650,000**

Sold Date

**18-Feb-25**

Distance

**1.88km**



**1/10 MORALLA AVENUE CROYDON  
VIC 3136**

 2  1  1

Sold Price

**\$660,000**

Sold Date

**08-Nov-24**

Distance

**1.9km**

RS = Recent sale

UN = Undisclosed Sale

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