

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

6/15 LEIGH 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

\$675,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jul 2024

to

30 Jun 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

6/18-28 ALFRICK ROAD CROYDON VIC 3136	\$610,000	04-Jun-25
4/56 HEWISH ROAD CROYDON VIC 3136	\$595,000	22-Apr-25
6/164-166 MT DANDENONG ROAD CROYDON VIC 3136	\$625,000	16-Jun-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: 28 July 2025



6/18-28 ALFRICK ROAD CROYDON VIC 3136

2 1 3

Sold Price

\$610,000

Sold Date

04-Jun-25

Distance

0.36km



4/56 HEWISH ROAD CROYDON VIC 3136

2 1 1

Sold Price

\$595,000

Sold Date

22-Apr-25

Distance

0.79km



6/164-166 MT DANDENONG ROAD CROYDON VIC 3136

2 1 2

Sold Price

^{RS} **\$625,000**

Sold Date

16-Jun-25

Distance

0.81km



4/59-61 HEWISH ROAD CROYDON VIC 3136

2 1 1

Sold Price

\$575,000

Sold Date

18-Feb-25

Distance

0.9km



3/4 STARCROSS AVENUE CROYDON VIC 3136

2 1 1

Sold Price

\$595,000

Sold Date

03-Jun-25

Distance

1.06km



2/63-65 SURREY ROAD EAST CROYDON VIC 3136

2 1 1

Sold Price

\$615,000

Sold Date

06-Mar-25

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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**5/63-65 SURREY ROAD EAST
CROYDON VIC 3136**

 2  1  1

Sold Price

\$622,000

Sold Date

13-May-25

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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