

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

1/11 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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$961,000

Property type

House

Suburb

Croydon

Period-from

01 Mar 2025

to

28 Feb 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

| | | |
|---------------------------------------|-----------|-----------|
| 36 MAROONDAH HIGHWAY CROYDON VIC 3136 | \$840,000 | 24-Sep-25 |
| 19A CAMERON ROAD CROYDON VIC 3136 | \$910,000 | 20-Jan-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: 17 March 2026



**36 MAROONDAH HIGHWAY
CROYDON VIC 3136**

 3  2  2

Sold Price **\$840,000** Sold Date **24-Sep-25**

Distance **1.98km**



**19A CAMERON ROAD CROYDON
VIC 3136**

 3  2  2

Sold Price **\$910,000** Sold Date **20-Jan-26**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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