

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

8/36-38 VERNON STREET 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

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

34/12-22 CUTTS AVENUE CROYDON VIC 3136	\$730,000	20-Feb-26
2/93 LUSHER ROAD CROYDON VIC 3136	\$790,000	13-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: 11 March 2026



**34/12-22 CUTTS AVENUE
CROYDON VIC 3136**

 3  1  2

Sold Price

^{RS}

\$730,000

Sold Date

20-Feb-26

Distance

1.42km



**2/93 LUSHER ROAD CROYDON VIC
3136**

 3  1  1

Sold Price

\$790,000

Sold Date

13-Jan-26

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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