

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

2/16 JACKSON 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,750

Property type

Unit

Suburb

Croydon

Period-from

01 Jun 2024

to

31 May 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

4/19 BAYSWATER ROAD CROYDON VIC 3136	\$690,000	30-Apr-25
1/32 LUSHER ROAD CROYDON VIC 3136	\$750,000	02-Jun-25
7/110 HULL ROAD CROYDON VIC 3136	\$690,000	08-May-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: 10 June 2025



**4/19 BAYSWATER ROAD
CROYDON VIC 3136**

3 1 2

Sold Price ^{RS} **\$690,000** Sold Date **30-Apr-25**

Distance **1.55km**



**1/32 LUSHER ROAD CROYDON VIC
3136**

2 1 2

Sold Price ^{RS} **\$750,000** Sold Date **02-Jun-25**

Distance **1.3km**



**7/110 HULL ROAD CROYDON VIC
3136**

3 1 1

Sold Price ^{RS} **\$690,000** ^{UN} Sold Date **08-May-25**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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