Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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1/98 CROYDON ROAD CROYDON VIC 3136									
e see consumer.vic	.gov.a	u/underquo	ting (*D	Delete single	e price	e or range a	as a	pplicable)	
	or range between		\$900,000		&				
plicable)									
\$900,000	Prop	Property type (Other		Suburb	Croydon		
01 Oct 2024	to	30 Sep 2025		So	ource		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		Dat	Date of sale	
	plicable) \$900,000 01 Oct 2024 cales (*Delete A properties sold with the representative of the solution of	plicable) \$900,000 Pro 01 Oct 2024 to ales (*Delete A or B properties sold within two	1/98 CROYDON ROAD CROYDON ROAD CROYDON ROAD CROYDON ROAD CROYDON Property type 1/98 CROYDON ROAD CROYDON 1/98 CROYDON 1	ales (*Delete A or B below as applicative representative considers to be most computed by the second or range between the second or range betw	1/98 CROYDON ROAD CROYDON VIC 3136 e see consumer.vic.gov.au/underquoting (*Delete single or range between \$900,00 plicable) \$900,000 Property type Other 01 Oct 2024 to 30 Sep 2025 Sociales (*Delete A or B below as applicable) properties sold within two kilometres of the property for the representative considers to be most comparable to the second comparable to th	1/98 CROYDON ROAD CROYDON VIC 3136 e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$900,000 plicable) \$900,000 Property type Other 01 Oct 2024 to 30 Sep 2025 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the property to the prope	1/98 CROYDON ROAD CROYDON VIC 3136 e see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$900,000 & plicable) \$900,000 Property type Other Suburb 01 Oct 2024 to 30 Sep 2025 Source cales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the proper	1/98 CROYDON ROAD CROYDON VIC 3136 e see consumer.vic.gov.au/underquoting (*Delete single price or range as a or range between \$900,000 & plicable) \$900,000 Property type Other Suburb 01 Oct 2024 to 30 Sep 2025 Source C cales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 month's representative considers to be most comparable to the property for sale.	

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: 30 October 2025



OR B*