

## 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

17/5-7 ALFRICK ROAD CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$455,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Croydon

Period-from

01 Dec 2024

to

30 Nov 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

201/17 LANDALE AVENUE CROYDON VIC 3136	\$480,000	03-Oct-25
110/211 MT DANDENONG ROAD CROYDON VIC 3136	\$480,000	18-Nov-25
209/4 ALFRICK ROAD CROYDON VIC 3136	\$488,000	02-Oct-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: 23 December 2025



## 201/17 LANDALE AVENUE CROYDON VIC 3136

2 1 1

Sold Price **\$480,000** Sold Date **03-Oct-25**

Distance **0.32km**



## 110/211 MT DANDENONG ROAD CROYDON VIC 3136

2 1 1

Sold Price <sup>RS</sup> **\$480,000** Sold Date **18-Nov-25**

Distance **0.61km**



## 209/4 ALFRICK ROAD CROYDON VIC 3136

2 2 1

Sold Price **\$488,000** Sold Date **02-Oct-25**

Distance **0.07km**



## 205/10 ALFRICK ROAD CROYDON VIC 3136

2 2 1

Sold Price <sup>RS</sup> **\$465,000** Sold Date **28-Nov-25**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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