

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

2/6 CHURCHILL 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

\$670,000

&

\$735,000

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

4/40 FELIX GROVE MOOROOLBARK VIC 3138	\$750,000	16-Feb-26
3/72 SHERLOCK ROAD CROYDON VIC 3136	\$687,000	09-Dec-25
1/46 SHERLOCK ROAD CROYDON VIC 3136	\$735,000	11-Dec-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: 09 March 2026



4/40 FELIX GROVE MOOROOLBARK VIC 3138

3 1 2

Sold Price

^{RS}

\$750,000

Sold Date

16-Feb-26

Distance

0.25km



3/72 SHERLOCK ROAD CROYDON VIC 3136

2 1 1

Sold Price

\$687,000

Sold Date

09-Dec-25

Distance

0.16km



1/46 SHERLOCK ROAD CROYDON VIC 3136

3 2 1

Sold Price

\$735,000

Sold Date

11-Dec-25

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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