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	3/4 STARCROSS AVENUE 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	$550,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$681,000	Property type	Unit	Suburb	Croydon
Period-from	01 May 2024	to	30 Apr 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
4/56 HEWISH ROAD CROYDON VIC 3136	595000	22-Apr-25
8/43-45 BEAUFORT ROAD CROYDON VIC 3136	575000	18-Jan-25
4/59-61 HEWISH ROAD CROYDON VIC 3136	575000	18-Feb-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.~~

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McGrath
Lisa Nguyen
P 0385952777
M 0448010856
E lisanguyen@mcgrath.com.au

4/56 HEWISH ROAD CROYDON VIC 3136

2 1 1

Sold Price RS 595000 UN

Sold Date 22-Apr-25

Distance 1.18km

8/43-45 BEAUFORT ROAD CROYDON VIC 3136

2 1 1

Sold Price 575000

Sold Date 18-Jan-25

Distance 1.43km

4/59-61 HEWISH ROAD CROYDON VIC 3136

2 1 1

Sold Price

Sold Date 18-Feb-25

Distance 1.25km

RS = Recent sale **UN** = Undisclosed Sale

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