

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

2/6-10 JAMES 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

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

1/45-47 CAMERON ROAD CROYDON VIC 3136	\$570,000	11-Feb-26
4/5 LANDALE AVENUE CROYDON VIC 3136	\$550,500	18-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: 05 March 2026



1/45-47 CAMERON ROAD CROYDON VIC 3136

 2  1  1

Sold Price

^{RS}

\$570,000

Sold Date

11-Feb-26

Distance

1.09km



4/5 LANDALE AVENUE CROYDON VIC 3136

 3  1  1

Sold Price

^{RS}

\$550,500

Sold Date

18-Dec-25

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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