

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

6/21 NURSERY 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,000

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2024

to

31 Aug 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

6/164-166 MT DANDENONG ROAD CROYDON VIC 3136	\$625,000	02-Jun-25
2/96 CROYDON ROAD CROYDON VIC 3136	\$640,000	17-Mar-25
3/4 STARCROSS AVENUE CROYDON VIC 3136	\$595,000	03-Jun-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: 02 September 2025



**6/164-166 MT DANDENONG ROAD
CROYDON VIC 3136**

2 1 2

Sold Price

\$625,000

Sold Date

02-Jun-25

Distance

1.74km



**2/96 CROYDON ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

\$640,000

Sold Date

17-Mar-25

Distance

1.54km



**3/4 STARCROSS AVENUE
CROYDON VIC 3136**

2 1 1

Sold Price

\$595,000

Sold Date

03-Jun-25

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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