

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 Violet Lane, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$760,000 & \$830,000

Median sale price

Median price \$658,600 Property Type Unit Suburb Croydon

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 six 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	46 Evans Dr CROYDON 3136	\$810,000	29/11/2024
2	39 Evans Dr CROYDON 3136	\$780,000	22/11/2024
3	23 Spriggs Dr CROYDON 3136	\$768,888	05/10/2024

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 six months.~~

This Statement of Information was prepared on:

13/03/2025 11:36



3 2 2

Property Type: Townhouse

Land Size: 307 sqm approx

Agent Comments

Comparable Properties



46 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$810,000

Method: Private Sale

Date: 29/11/2024

Property Type: House (Res)

Land Size: 304 sqm approx



39 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments

3 2 1

Price: \$780,000

Method: Private Sale

Date: 22/11/2024

Property Type: House

Land Size: 165 sqm approx



23 Spriggs Dr CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$768,888

Method: Private Sale

Date: 05/10/2024

Property Type: House

Land Size: 252 sqm approx