

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

2/10A Gordon Street, Croydon Vic 3136

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$950,000 Property Type House Suburb Croydon

Period - From 01/01/2025 to 31/12/2025 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	1/86 Lincoln Rd CROYDON 3136	\$805,000	23/01/2026
2	1/19 Sellick Dr CROYDON 3136	\$822,000	20/01/2026
3	88a Hull Rd CROYDON 3136	\$954,000	07/01/2026

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:

14/02/2026 22:25



Property Type:
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median House Price
Year ending December 2025: \$950,000

Comparable Properties



1/86 Lincoln Rd CROYDON 3136 (REI)

Agent Comments



Price: \$805,000
Method: Sold Before Auction
Date: 23/01/2026
Property Type: Unit
Land Size: 349 sqm approx



1/19 Sellick Dr CROYDON 3136 (REI)

Agent Comments



Price: \$822,000
Method: Private Sale
Date: 20/01/2026
Property Type: House
Land Size: 415 sqm approx



88a Hull Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$954,000
Method: Private Sale
Date: 07/01/2026
Property Type: House
Land Size: 815 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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