

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

5 WILLIAM 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Croydon

Period-from

01 Jul 2024

to

30 Jun 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

1/7 JOFFRE STREET CROYDON VIC 3136	\$1,008,000	05-Jul-25
11A MELTON GROVE CROYDON VIC 3136	\$992,000	24-May-25
30 BAMBRA STREET CROYDON VIC 3136	\$1,025,000	12-May-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: 18 July 2025



1/7 JOFFRE STREET CROYDON VIC 3136 Sold Price ^{RS} **\$1,008,000** Sold Date **05-Jul-25**

3 2 2

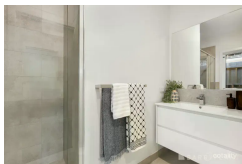
Distance **0.35km**



11A MELTON GROVE CROYDON VIC 3136 Sold Price ^{RS} **\$992,000** Sold Date **24-May-25**

3 2 2

Distance **1.89km**



30 BAMBRA STREET CROYDON VIC 3136 Sold Price ^{RS} **\$1,025,000** Sold Date **12-May-25**

3 2 2

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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