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	10/434 MAROONDAH HIGHWAY 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	$970,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$966,000	Property type	Other	Suburb	Croydon
Period-from	01 Sep 2025	to	31 Aug 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
202 WARRANDYTE ROAD RINGWOOD NORTH VIC 3134	$1,137,000	02-Apr-26

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: 15 September 2026

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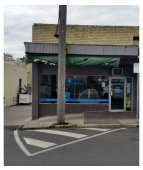

202 WARRANDYTE ROAD
RINGWOOD NORTH VIC 3134

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Sold Price **$1,137,000** Sold Date **02-Apr-26**

Distance **1.86km**

RS = Recent sale **UN** = Undisclosed Sale

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