

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 Diana Street, Croydon, Vic 3136

Indicative selling price

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

Single price \$879,500

Median sale price

Median price

\$978,750

Property type

House

Suburb

Croydon

Period - From

01/09/2025

to

30/11/2025

Source



PropTrack

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
102 Mount Dandenong Road, Croydon, VIC 3136	\$865,000	06/11/2025
1/93 Mt Dandenong Road, Ringwood East, VIC 3135	\$852,000	21/08/2025
359 Maroondah Highway, Ringwood, VIC 3134	\$852,000	29/08/2025

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: 06/12/2025