

**1-5**   
**RESEARCH DRIVE**  
**CROYDON STH**



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YARRA VALLEY

MERRINDALE SHOPPING CENTRE

MERRINDALE DRIVE

1-5 RESEARCH DRIVE  
CROYDON SOUTH

DORSET ROAD

RESEARCH DRIVE







**“A future-proofed Business Park with scale, accessibility, and visibility in the east. This is your chance to secure a position in one of the East’s most established and connected precincts. 1–5 Research Drive blends architectural form with function — offering large-format footprints, dual-level offices, and corner prominence few can match.**

**Be part of a development built for the modern industrial era.”**

**- IAN ANGELICO | CVA**

**“Positioned prominently at the gateway to the east’s most prestigious industrial precinct, this property commands a prime corner location at Dorset Road and Research Drive.**

**Opportunities to secure newly constructed facilities of this scale and calibre are exceptionally rare—and we don’t anticipate another offering of this nature emerging in the near future.”**

**- STUART GILL | KNIGHT FRANK**

01

**THE PROJECT**

01. PROJECT OVERVIEW

02. DESIGN & FEATURES

03. LOCATION

04. SUBURB PROFILE



## PROJECT OVERVIEW

Strategically positioned within the thriving Merrindale Industrial Estate, this landmark Business Park at 1–5 Research Drive, Croydon South presents a rare opportunity to secure seven architecturally designed office/warehouses in Melbourne’s eastern commercial heartland.

- High-profile corner site: Dual frontages to Dorset Road (120m\*) and Research Drive (105m\*).
- Flexible sizes ranging from 605 sqm\* to 1,474 sqm\* or combination up to 2,931 sqm\*.
- Warehouse clearance up to 8.8m\*
- Zoned Industrial 1 (IN1Z) on a substantial 1.27-hectare site.
- Integrated two-level office/showroom designs with premium internal finishes.
- Excellent onsite car parking and modern landscaping throughout.
- Unmatched connectivity via Eastlink, Canterbury Road, and Maroondah Highway.







## **Architectural Design & Features**

This meticulously master-planned estate offers:

- Seven architect-designed buildings tailored for high-performance business users.
- High-clearance warehouses with expansive floorplates.
- Modern office/showroom components across two levels.
- Office areas ranging from 165 – 364 sqm\* and dedicated parking of 9 to 22 car spaces per building.
- Exceptional visibility with direct access for clients, staff, and logistics teams.

## LOCATION

### PRIME CONNECTIVITY IN MELBOURNE'S EAST

This location leverages one of the most connected and prominent industrial corridors:

- Immediate access to Dorset Road, a key arterial linking Croydon to Bayswater and Boronia.
- 7 mins to Eastlink (M3) and direct routes to Maroondah Hwy and Canterbury Rd.
- Adjacent to major commercial traders including Bunnings, Officeworks, DeBortoli Wines and Merrindale Shopping Centre.
- Access to public transport and nearby Croydon Railway Station (2.6 km\*).

### INDUSTRIAL I ZONE (INIZ)

Purpose:

- To provide for manufacturing industry, the storage and distribution of goods and associated uses.
- Suitable for a wide range of commercial, warehousing, distribution, or showroom uses.



Officeworks

BUNNINGS  
warehouse

CANTERBURY ROAD

ESTD 1928  
De BORTOLI  
FAMILY WINEMAKERS

1-5 RESEARCH DRIVE  
CROYDON SOUTH

RESEARCH DRIVE

DORSET ROAD





## SUBURB PROFILE

Croydon's shift from a leafy residential hub to a thriving industrial precinct has steadily gained momentum since the late 20th century. Fuelled by the post-war manufacturing growth in neighbouring Bayswater, Croydon quickly established itself as a strategic location for light industrial and logistics businesses — a reputation that holds strong today.

The area surrounding Research Drive remains in high demand, particularly among last-mile distributors, trades, and e-commerce operators. Landmark projects like 51–57 and 21–43 Merrindale Drive saw 38 industrial buildings successfully sold, while nearby estates along Lusher and Dorset Roads remain tightly held and well-tenanted.

Croydon spans approximately 13.4 square kilometres\*, with over 25 parks and a steadily growing population — from 25,553 in 2011 to 26,946 in 2016, a 5.5% rise. The dominant demographic is 30–39-year-olds, mostly couples with children, typically paying \$1800–\$2399 per month on their mortgage.

With excellent access to Canterbury Road, Dorset Road and Eastlink, 1–5 Research Drive offers rare industrial opportunity within a tightly held and proven commercial precinct.

# 02

## **THE BUILDING**

01. BUILDING SPECIFICATIONS

02. SITE SUMMARY & PRICE LIST

03. SITE PLAN

04. FLOOR PLANS





## BUILDING SPECIFICATIONS

### STRUCTURE

- 32MPa, 150mm thick reinforced concrete slabs to warehouses floor & ground floor offices. 32Mpa 180mm thick concrete external pavements.
- Full height precast concrete wall panels.
- Clear span warehouse with galvanized roof purlins, metal deck roofing and industrial grade skylights.
- Electrically operated roller shutters doors 5.0m wide x 5.5m high.
- 22mm timber sheet flooring on steel purlins for all office mezzanines

### FINISHES

- Feature Alucobond cladding and aluminium louvered screens as per drawings.
- Office mezzanine walls to be painted plasterboard on 90mm thick timber studs
- T-bar suspended ceiling system with acoustic tiles to offices.
- Flush plaster ceilings to ground floor office entry and within amenities
- Kitchen cabinets as per architectural drawings to comprise of cupboards with one set of drawers to each.
- Aluminium windows and glazed door frames. Double glazed office windows.
- Premium commercial grade carpet to office areas.

### SERVICES

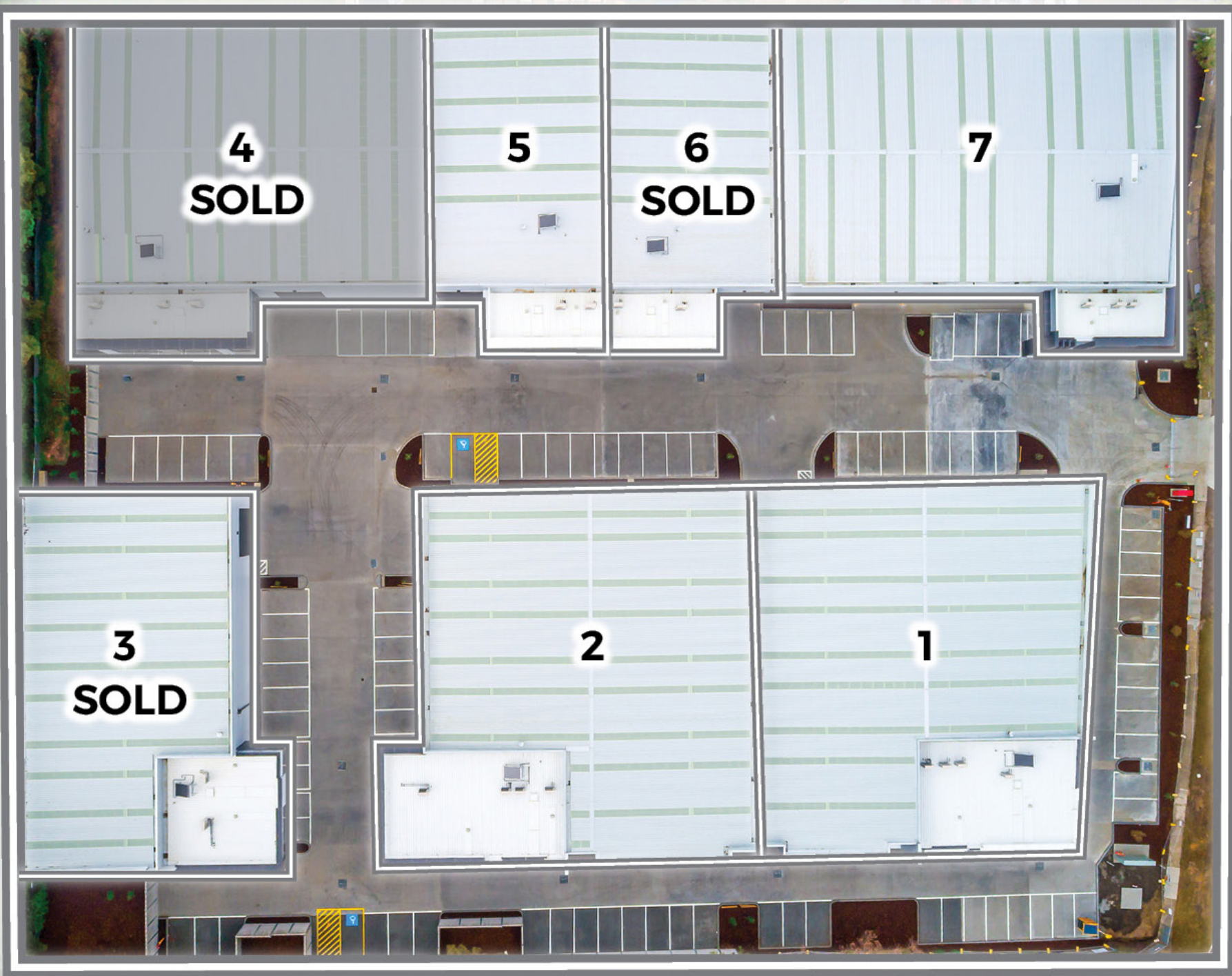
- 48 pole switchboard to each office warehouse.
- Buildings 1, 2 & 7 have 120 Amp incoming supply. Buildings 3 & 4 have 100 Amps. Buildings 5 & 6 have 63 Amp supply.
- 150 Watt LED high bay warehouse lights to warehouse.
- 90 Watt LED external flood lights controlled by sunset switch.
- 36 Watt LED panel lights to office mezzanine areas.
- Sensor controlled amenities lighting.
- Showers to each warehouse within disabled toilet.
- 200L solar boosted electric hot water services.
- Rain water harvesting for irrigation and toilets.
- Ducted reverse cycle air conditioning to office areas.

## SITE SUMMARY & PRICE LIST

BUILDING	GROUND FLOOR OFFICE (M <sup>2</sup> )	FIRST FLOOR OFFICE (M <sup>2</sup> )	WAREHOUSE (M <sup>2</sup> )	TOTAL (M <sup>2</sup> )	CAR SPACES	SALE PRICE
1	180	184	1,110	1,474	22	\$6,338,200
2	147	197	1,113	1,457	22	\$6,265,100
3	72	123	730	925	14	<b>SOLD</b>
4	84	183	894	1,161	16	<b>SOLD</b>
5	50	115	440	605	10	\$2,601,500
6	50	115	440	605	9	<b>SOLD</b>
7	127	193	1,046	1,366	20	\$5,873,800



RESEARCH DRIVE



**4**  
**SOLD**

**5**

**6**  
**SOLD**

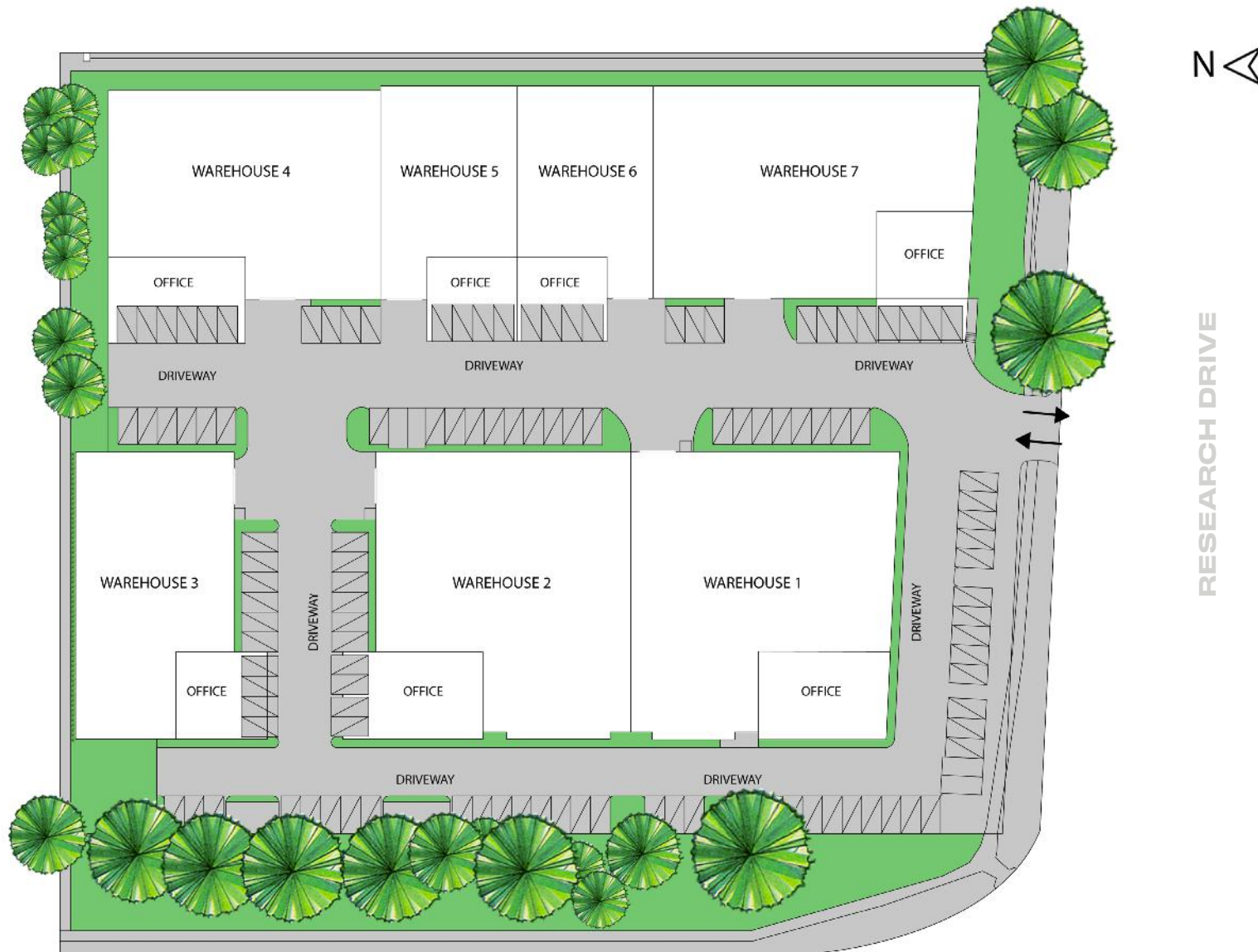
**7**

**3**  
**SOLD**

**2**

**1**

# SITE PLAN

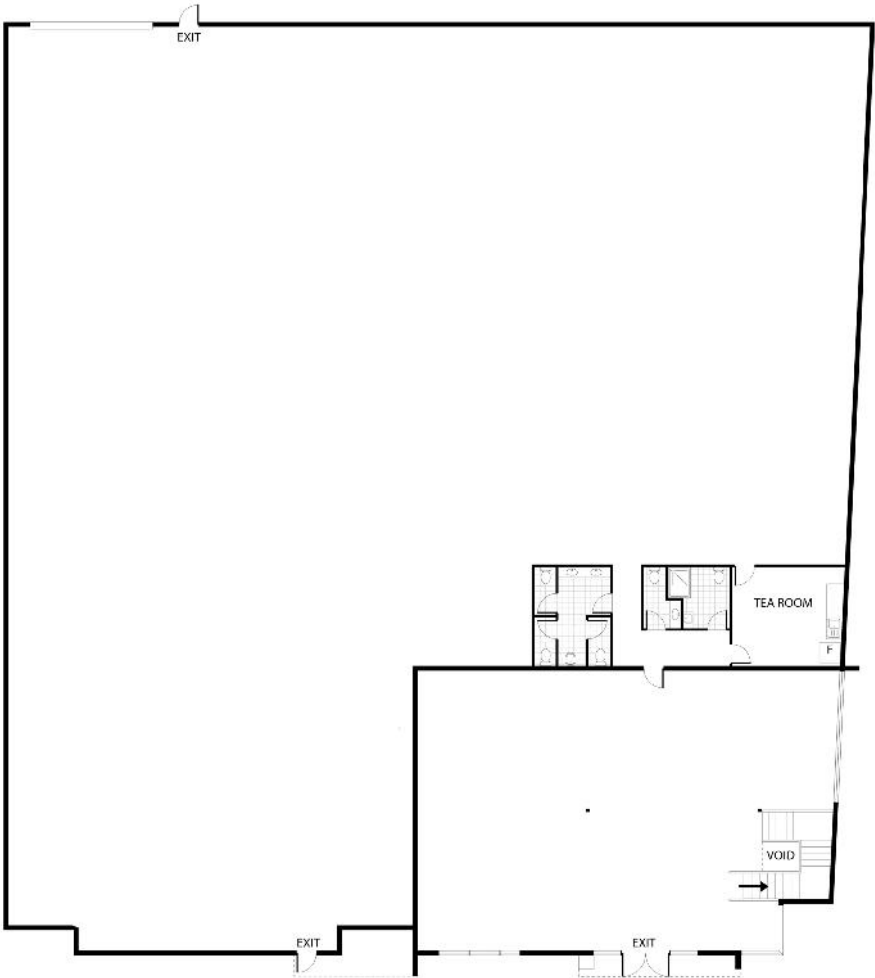


THIS PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. SITE PLAN REFLECTS APPROXIMATE POSITION OF BUILDINGS ON PROPERTY ONLY AND IS NOT AN ACCURATE REPRESENTATION OF VEGETATION AND OTHER EXTERNAL LANDSCAPE FEATURES. THIS PLAN SHOULD NOT BE RELIED UPON AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

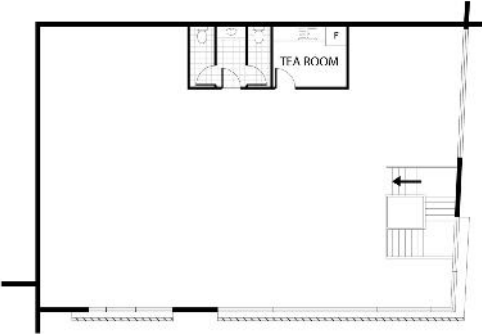
# FLOOR PLAN

## WAREHOUSE 1

GROUND FLOOR



FIRST FLOOR



### WAREHOUSE 1

WAREHOUSE: 1110 m<sup>2</sup>  
OFFICE: 364 m<sup>2</sup>

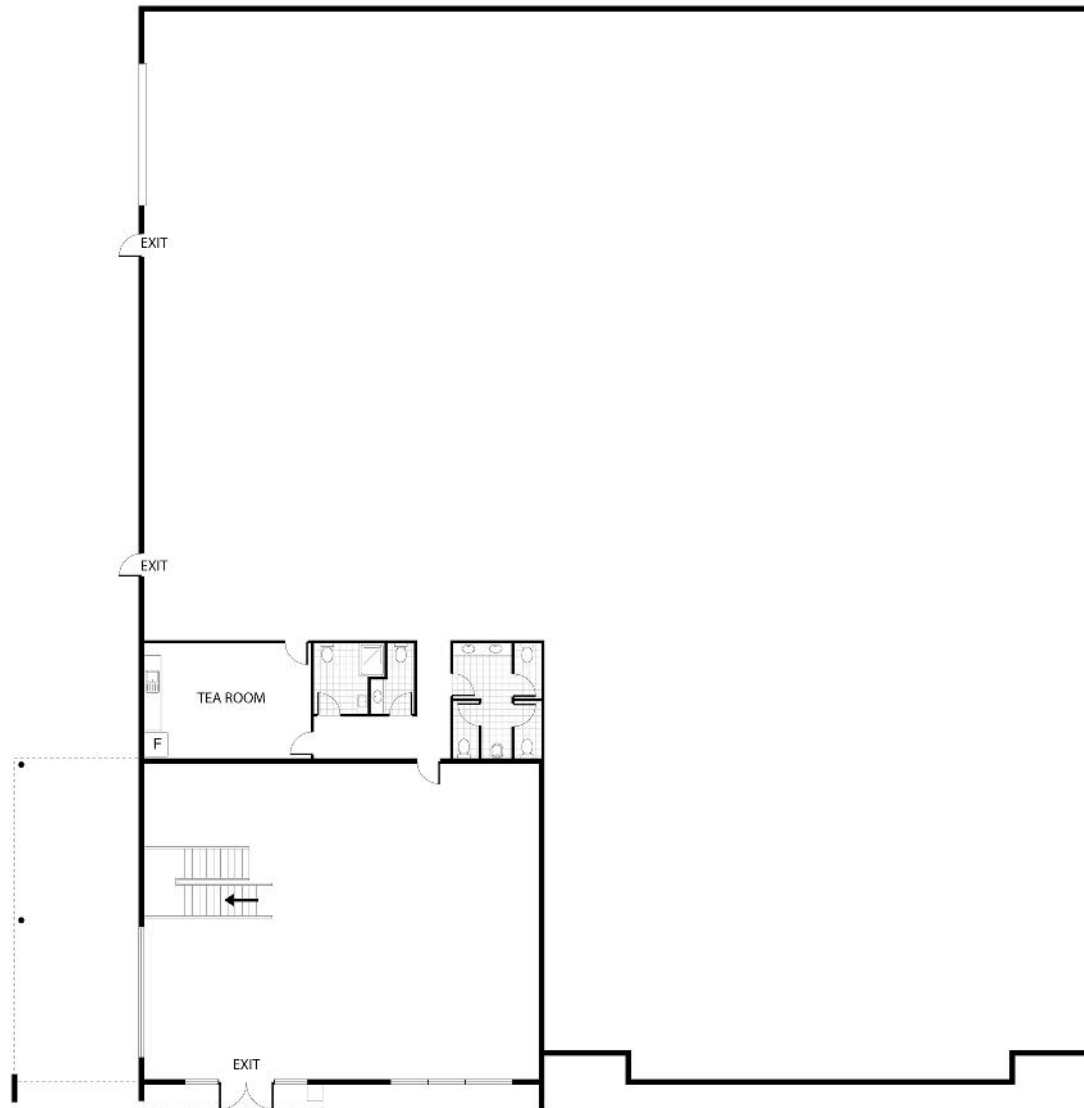
**TOTAL: 1474 m<sup>2</sup>**

THIS PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. SITE PLAN REFLECTS APPROXIMATE POSITION OF BUILDINGS ON PROPERTY ONLY AND IS NOT AN ACCURATE REPRESENTATION OF VEGETATION AND OTHER EXTERNAL LANDSCAPE FEATURES. THIS PLAN SHOULD NOT BE RELIED UPON AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

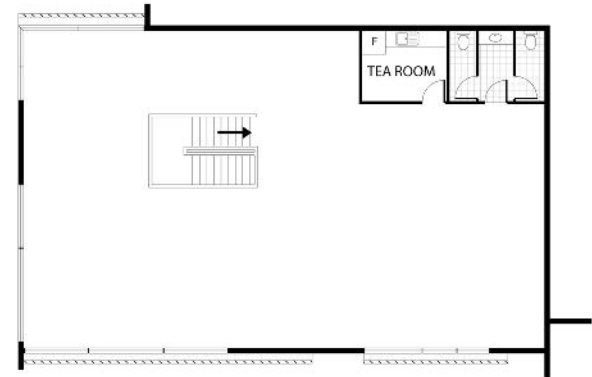
# FLOOR PLAN

## WAREHOUSE 2

GROUND FLOOR



FIRST FLOOR



## WAREHOUSE 2

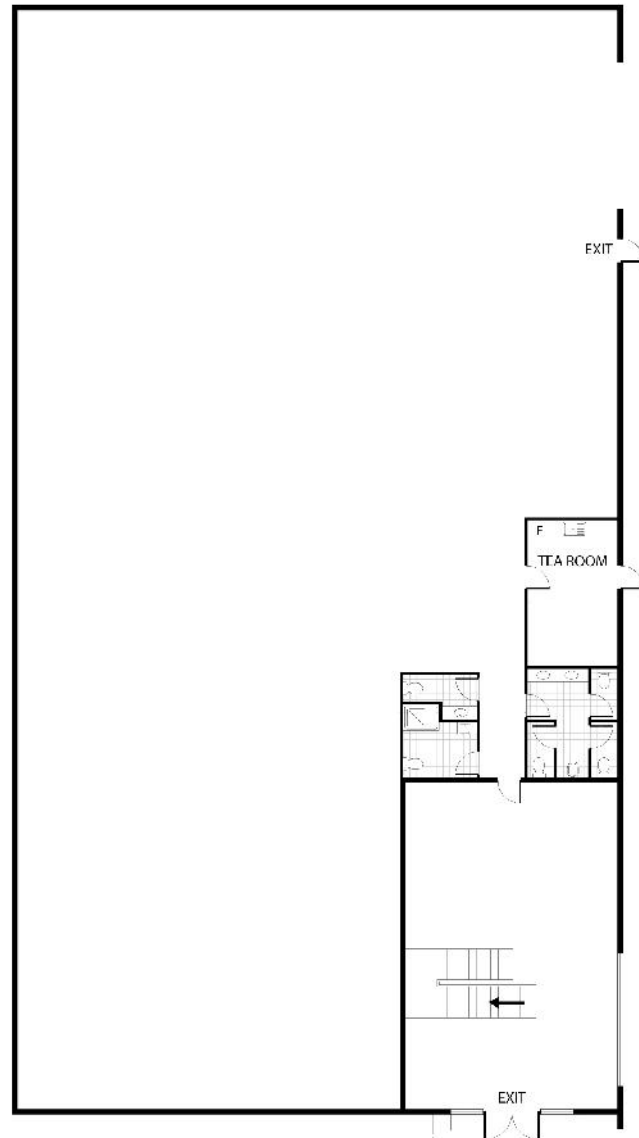
WAREHOUSE: 1113 m<sup>2</sup>  
OFFICE: 344 m<sup>2</sup>

**TOTAL: 1457 m<sup>2</sup>**

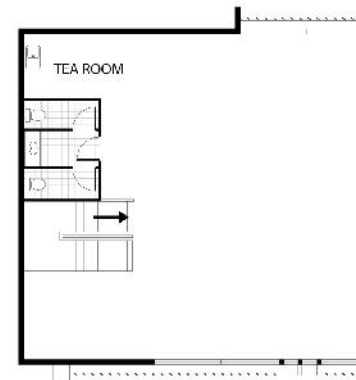
# FLOOR PLAN

## WAREHOUSE 3

GROUND FLOOR



FIRST FLOOR



### WAREHOUSE 3

WAREHOUSE: 730 m<sup>2</sup>  
OFFICE: 195m<sup>2</sup>

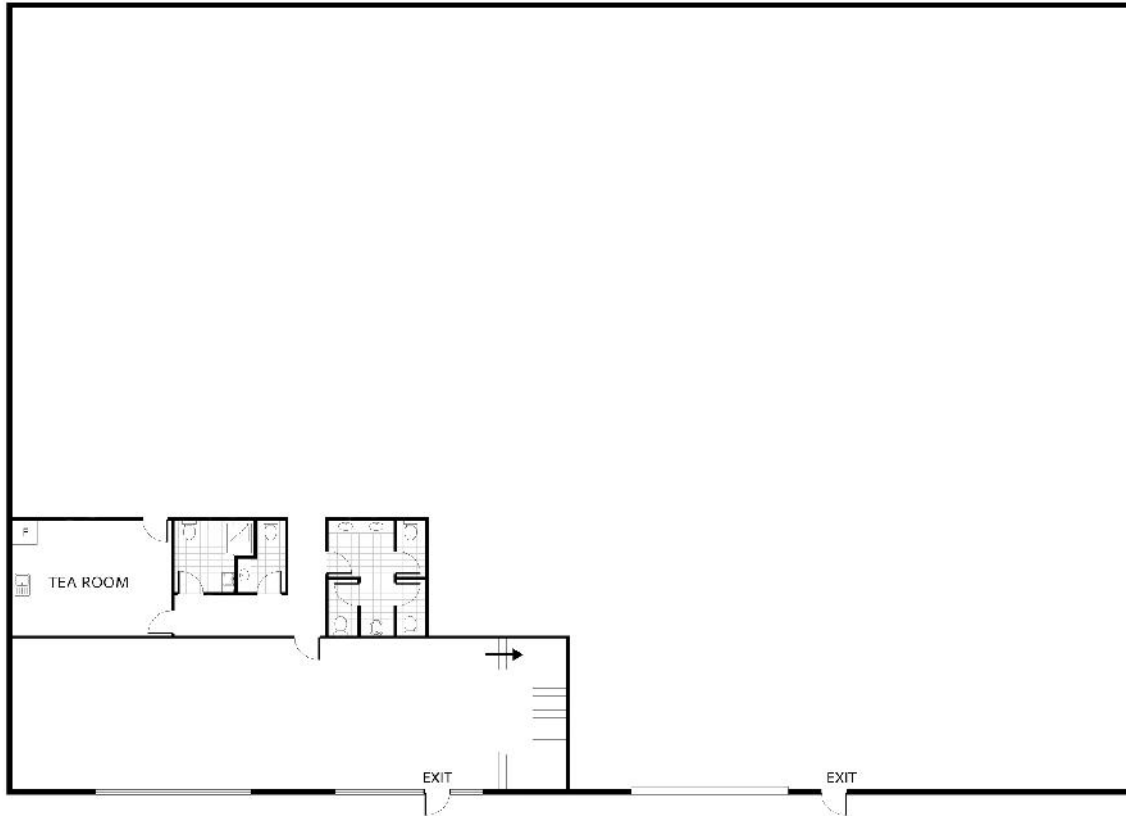
**TOTAL: 925m<sup>2</sup>**

# FLOOR PLAN

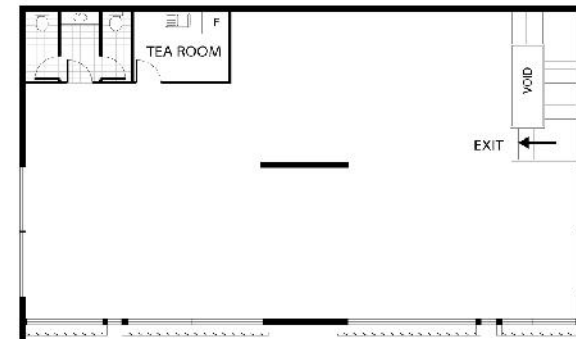
## WAREHOUSE 4



GROUND FLOOR



FIRST FLOOR



## WAREHOUSE 4

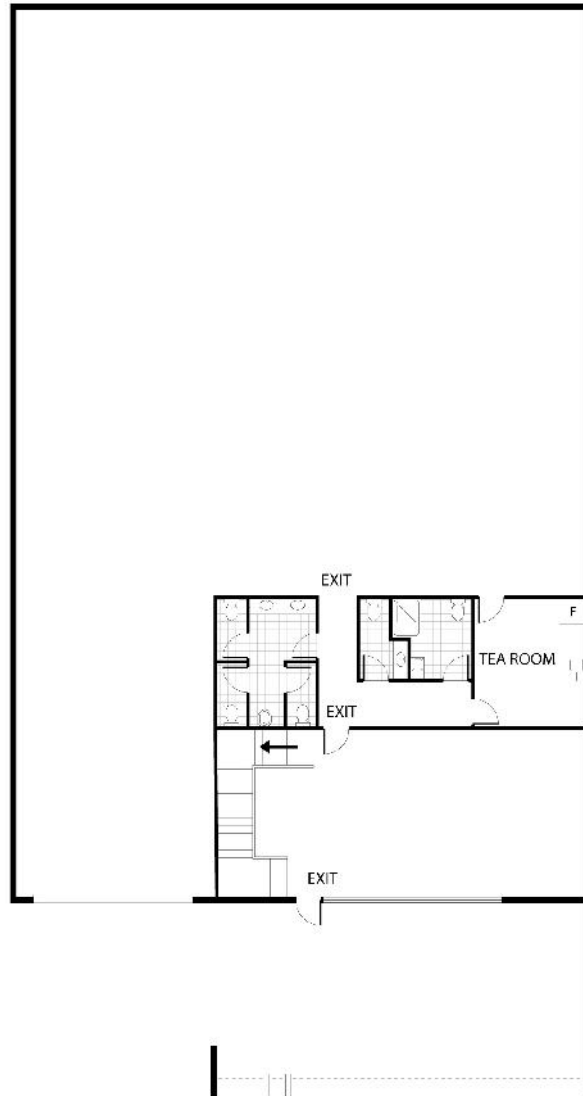
WAREHOUSE: 894 m<sup>2</sup>  
OFFICE: 267 m<sup>2</sup>

**TOTAL: 1161 m<sup>2</sup>**

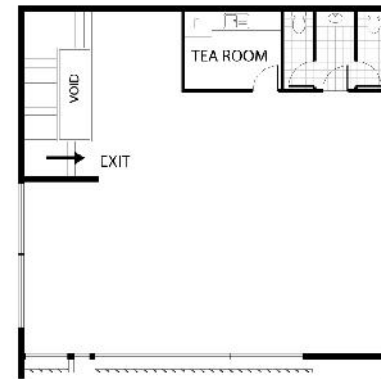
# FLOOR PLAN

## WAREHOUSE 5

GROUND FLOOR



FIRST FLOOR



## WAREHOUSE 5

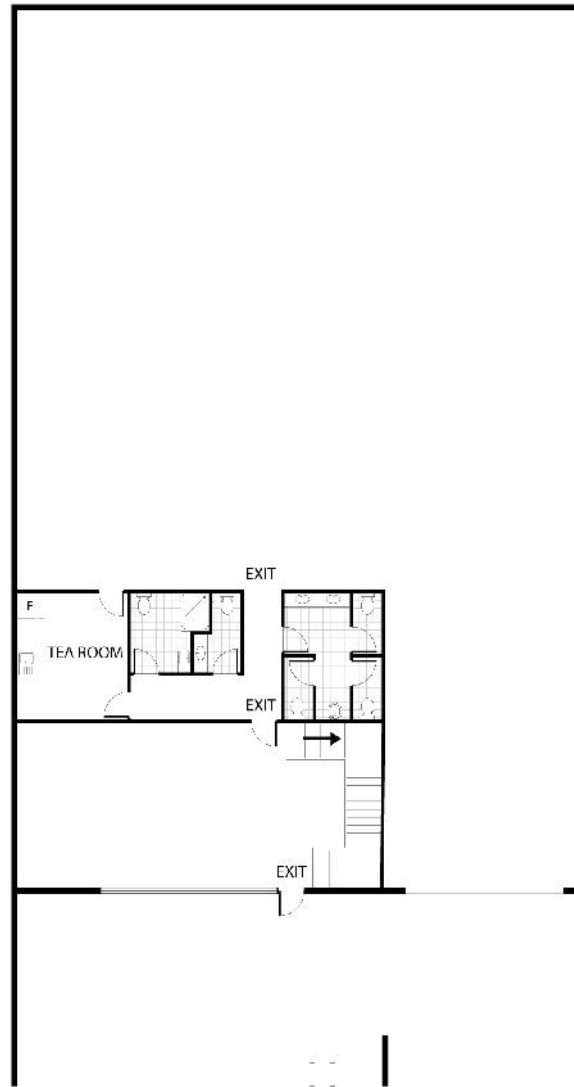
WAREHOUSE: 440 m<sup>2</sup>  
OFFICE: 165 m<sup>2</sup>

**TOTAL: 605 m<sup>2</sup>**

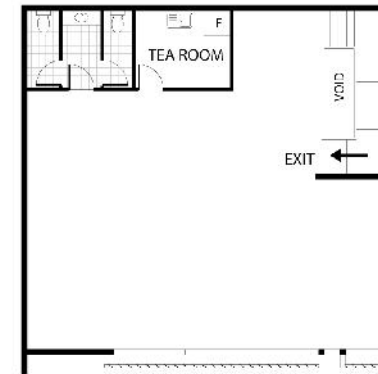
# FLOOR PLAN

## WAREHOUSE 6

GROUND FLOOR



FIRST FLOOR



## WAREHOUSE 6

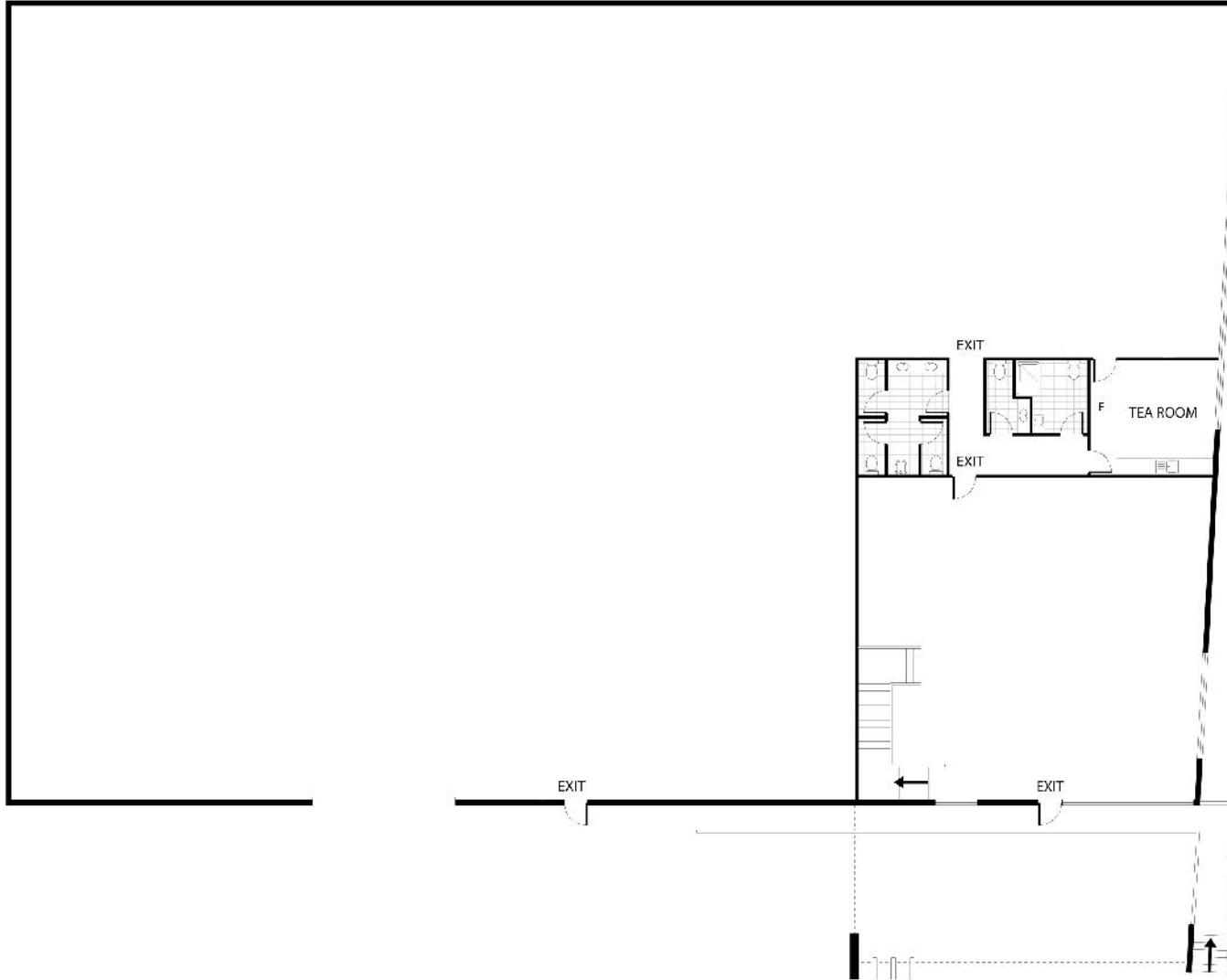
WAREHOUSE: 440 m<sup>2</sup>  
OFFICE: 165 m<sup>2</sup>

**TOTAL: 605 m<sup>2</sup>**

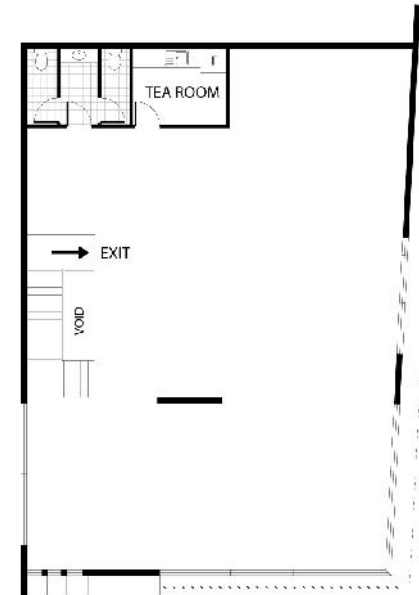
# FLOOR PLAN

## WAREHOUSE I

GROUND FLOOR



FIRST FLOOR



## WAREHOUSE 7

WAREHOUSE: 1046 m<sup>2</sup>  
OFFICE: 320 m<sup>2</sup>

**TOTAL: 1336 m<sup>2</sup>**

# 03

## **APPENDICES**

01. DEPRECIATION REPORT

# Tax Depreciation Estimate

Maximising the cash return from investment properties

1-5 Research Drive  
CROYDON SOUTH VIC 3136

3 July 2025

**CVA Melbourne**  
**18-20 Russell Street**  
**MELBOURNE VIC 3000**

**1-5 Research Drive, CROYDON SOUTH VIC 3136 - 934592**

Dear Sir/Madam,

Please find the attached BMT Tax Depreciation Estimates for the above property detailing the depreciation and associated tax allowances that may be available to the owner under the Income Tax Assessment Act 1997 (ITAA97).

This document is intended to provide a guide to the potential depreciation and building allowances available from the purchase of the above commercial property, facilitating the estimation of the after tax return on the investment over the first 10 full years of ownership.

## 1.0 Information

The following information was used in the preparation of the schedules:

- Written and verbal information provided by CVA Melbourne.

## 2.0 Depreciation Potential – Plant and Capital Allowance

The purchaser of the property, intending to use it for income producing purposes, is entitled to depreciation including:

- Division 40, Depreciation of Plant and Equipment; and
- Division 43, Capital Works Allowance (2.5% pa).

The depreciation of plant and equipment items is based on the diminishing value effective life rates as published by the commissioner of taxation (2022/1).

In the scenario where plant and equipment items are not sold at an agreed value these items will be depreciated on the basis of a just attribution of the total expenditure (division 40 ITAA97).

## 3.0 Capital Work Allowance

The special building write off allowance is based on the industry specific eligible dates. If the property qualifies for the special building write off, the applicable depreciation rate will be used. Where properties do not qualify for the special building write off allowance, no capital works allowance will be used.

The allowance for capital works will be based on the historical cost of construction and any qualifying additional works.

## 4.0 Estimate Calculation

This report is based on a just attribution of the total expenditure. The estimates provided are based on the sale price as indicated. This estimate has been provided for the purpose of informing the investor of the depreciation potential. This estimate will include applicable accelerated rates.

general business pools and current instant asset write off available to businesses for qualifying plants and equipment, that the owning entity can utilise.

Please note that the first year calculations are based on ownership over a full financial year.

#### 5.0 Disclaimer

This report has been based on very preliminary documentation, and the figures provided should be treated as a guide only.

As documentation improves, BMT Tax Depreciation will be able to provide more accurate estimates of depreciation.

Where plant inclusions have not been specified by the vendor or builder typical inclusions have been used for calculations and results may vary.

#### 6.0 Conclusion

As can be extracted from the attached tables, the units will obtain maximum depreciation potential within the first 5 years of ownership.

BMT Tax Depreciation would be pleased to provide a complete detailed tax depreciation report on any of the units in the above property upon request.

Our results suggest employing a specialist to maximise the various tax allowances has a significant effect on improving the after-tax return.

Should you or the purchaser wish to discuss the contents of this report in more detail, please do not hesitate to contact Bradley Beer at the office.

Yours Sincerely,



BMT Tax Depreciation Pty Ltd  
Quantity Surveyors

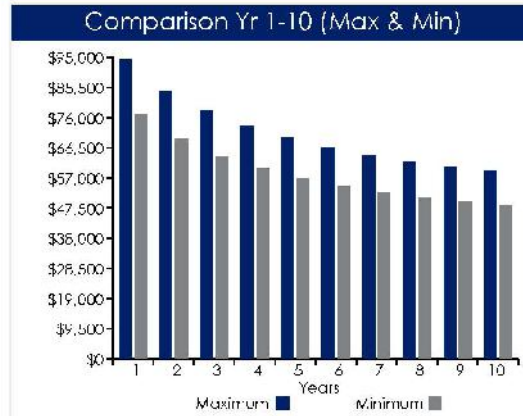
## Appendix One

### BMT Tax Depreciation Estimate

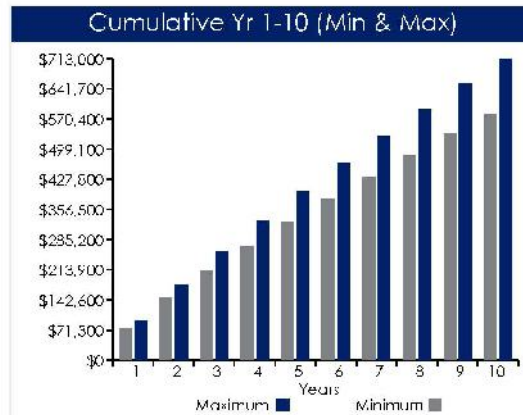
1-5 Research Drive  
CROYDON SOUTH VIC 3136

## Estimate of Depreciation Claimable Building 1 1-5 Research Drive, CROYDON SOUTH VIC 3136

Maximum			
Year	Plant & Equipment*	Division 43	Total
1	42,280	52,099	94,379
2	32,437	52,099	84,536
3	26,151	52,099	78,251
4	21,271	52,099	73,370
5	17,438	52,099	69,538
6	14,407	52,099	66,506
7	11,991	52,099	64,090
8	10,043	52,099	62,142
9	8,468	52,099	60,567
10	7,180	52,099	59,279
11 +	46,705	1,562,972	1,609,677
Total	\$238,370	\$2,083,965	\$2,322,335



Minimum			
Year	Plant & Equipment*	Division 43	Total
1	34,592	42,627	77,219
2	26,539	42,627	69,166
3	21,397	42,627	64,023
4	17,403	42,627	60,030
5	14,268	42,627	56,894
6	11,787	42,627	54,414
7	9,811	42,627	52,438
8	8,217	42,627	50,844
9	6,928	42,627	49,555
10	5,874	42,627	48,501
11 +	38,213	1,276,796	1,317,009
Total	\$195,020	\$1,705,063	\$1,900,083



\* assumes settlement on 1 July in any given year.

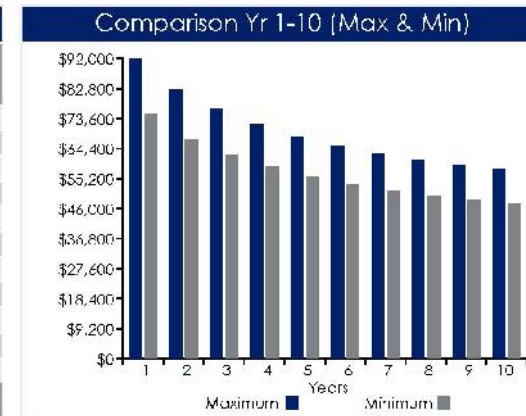
This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

**This Estimate Cannot Be Used For Taxation Purposes**

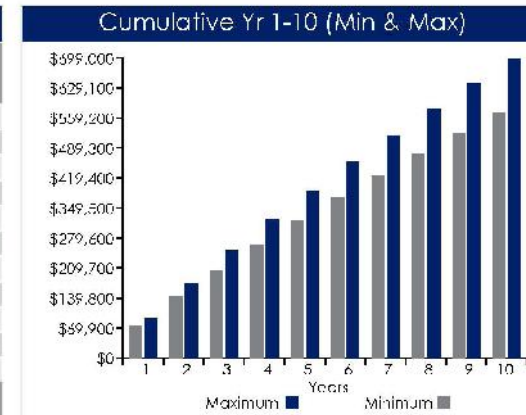
To discuss the contents of this report please contact Bradley Beer at 3MT Tax Depreciation on 03 9296 6200

## Estimate of Depreciation Claimable Building 2 1-5 Research Drive, CROYDON SOUTH VIC 3136

Maximum			
Year	Plant & Equipment*	Division 43	Total
1	40,563	51,403	91,966
2	31,082	51,403	82,485
3	26,076	51,403	76,479
4	20,411	51,403	71,814
5	16,749	51,403	68,152
6	13,851	51,403	65,254
7	11,538	51,403	62,941
8	9,675	51,403	61,078
9	8,164	51,403	59,567
10	6,930	51,403	58,333
11 +	45,310	1,542,098	1,587,408
Total	\$229,347	\$2,056,128	\$2,285,474



Minimum			
Year	Plant & Equipment*	Division 43	Total
1	33,188	42,057	75,245
2	25,430	42,057	67,487
3	20,516	42,057	62,573
4	16,700	42,057	58,757
5	13,703	42,057	55,760
6	11,333	42,057	53,390
7	9,410	42,057	51,467
8	7,916	42,057	49,973
9	6,680	42,057	48,737
10	5,670	42,057	47,727
11 +	37,072	1,261,716	1,298,788
Total	\$167,647	\$1,682,286	\$1,869,934



\* assumes settlement on 1 July in any given year.

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**This Estimate Cannot Be Used For Taxation Purposes**

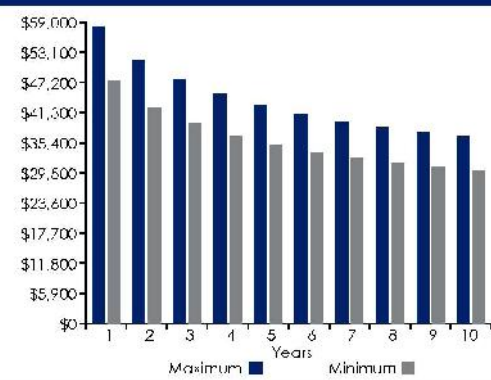
To discuss the contents of this report please contact Bradley Beer at BMI Tax Depreciation on 03 9296 6200

## Estimate of Depreciation Claimable Building 3 1-5 Research Drive, CROYDON SOUTH VIC 3136

### Maximum

Year	Plant & Equipment	Division 43	Total
1	25,846	32,351	58,197
2	19,251	32,351	51,602
3	15,502	32,351	47,853
4	12,612	32,351	44,963
5	10,352	32,351	42,703
6	8,569	32,351	40,920
7	7,149	32,351	39,500
8	6,004	32,351	38,355
9	5,077	32,351	37,428
10	4,316	32,351	36,667
1 +	28,161	970,526	998,687
<b>Total</b>	<b>\$143,141</b>	<b>\$1,294,036</b>	<b>\$1,437,176</b>

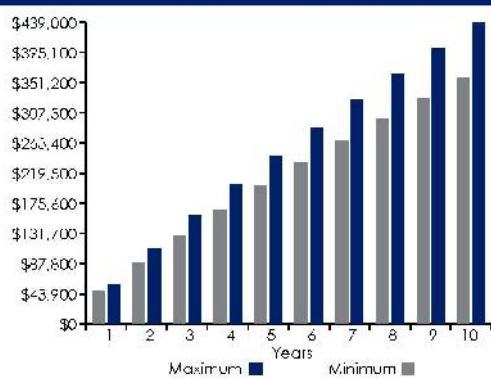
### Comparison Yr 1-10 (Max & Min)



### Minimum

Year	Plant & Equipment	Division 43	Total
1	21,146	26,469	47,615
2	15,751	26,469	42,220
3	12,681	26,469	39,150
4	10,319	26,469	36,788
5	8,470	26,469	34,939
6	7,011	26,469	33,480
7	5,849	26,469	32,318
8	4,912	26,469	31,381
9	4,151	26,469	30,620
10	3,532	26,469	30,001
1 +	23,268	794,066	817,335
<b>Total</b>	<b>\$117,115</b>	<b>\$1,058,756</b>	<b>\$1,175,872</b>

### Cumulative Yr 1-10 (Min & Max)



\* assumes settlement on 1 July in any given year.

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### This Estimate Cannot Be Used For Taxation Purposes

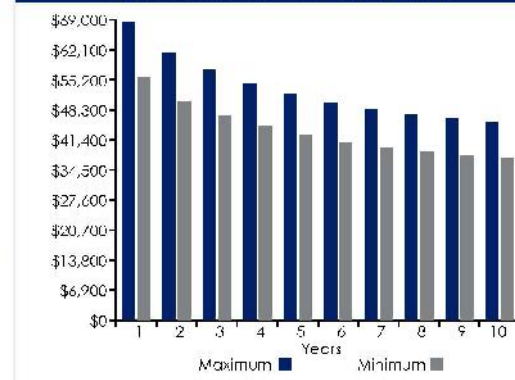
To discuss the contents of this report please contact Bradley Beer of BMT Tax Depreciation on 03 9296 6200

## Estimate of Depreciation Claimable Building 4 1-5 Research Drive, CROYDON SOUTH VIC 3136

### Maximum

Year	Plant & Equipment	Division 43	Total
1	27,612	40,836	68,448
2	20,689	40,836	61,525
3	16,673	40,836	57,509
4	13,562	40,836	54,398
5	11,125	40,836	51,962
6	9,202	40,836	50,038
7	7,667	40,836	48,503
8	6,430	40,836	47,266
9	5,129	40,836	46,265
10	4,610	40,836	45,447
11 +	30,201	1,225,070	1,255,271
<b>Total</b>	<b>\$153,198</b>	<b>\$1,633,434</b>	<b>\$1,786,632</b>

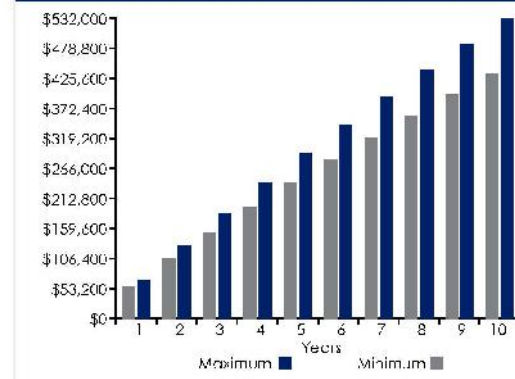
### Comparison Yr 1-10 (Max & Min)



### Minimum

Year	Plant & Equipment	Division 43	Total
1	22,592	33,412	56,004
2	16,927	33,412	50,339
3	13,641	33,412	47,053
4	11,096	33,412	44,508
5	9,103	33,412	42,514
6	7,529	33,412	40,941
7	6,273	33,412	39,685
8	5,261	33,412	38,672
9	4,442	33,412	37,853
10	3,772	33,412	37,184
11 +	24,710	1,002,330	1,027,040
<b>Total</b>	<b>\$125,344</b>	<b>\$1,336,446</b>	<b>\$1,461,790</b>

### Cumulative Yr 1-10 (Min & Max)



\* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

### This Estimate Cannot Be Used For Taxation Purposes

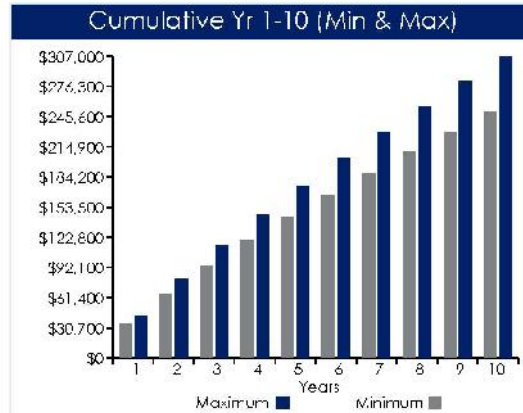
To discuss the contents of this report please contact Bradley Beer of BMT Tax Depreciation on 03 9296 6200

## Estimate of Depreciation Claimable Building 5-6 1-5 Research Drive, CROYDON SOUTH VIC 3136

Maximum			
Year	Plant & Equipment	Division 43	Total
1	21,809	21,245	43,054
2	15,902	21,245	37,147
3	12,705	21,245	33,950
4	10,258	21,245	31,503
5	8,360	21,245	29,605
6	6,872	21,245	28,117
7	5,695	21,245	26,940
8	4,752	21,245	25,997
9	3,991	21,245	25,236
10	3,374	21,245	24,619
11 +	21,169	637,351	658,520
Total	\$115,784	\$849,805	\$964,989



Minimum			
Year	Plant & Equipment	Division 43	Total
1	17,843	17,383	35,226
2	13,070	17,383	30,393
3	10,395	17,383	27,778
4	8,393	17,383	25,776
5	6,840	17,383	24,223
6	5,622	17,383	23,005
7	4,659	17,383	22,042
8	3,888	17,383	21,271
9	3,265	17,383	20,648
10	2,760	17,383	20,143
11 +	17,565	521,469	539,034
Total	\$94,242	\$695,295	\$789,537



\* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

### This Estimate Cannot Be Used For Taxation Purposes

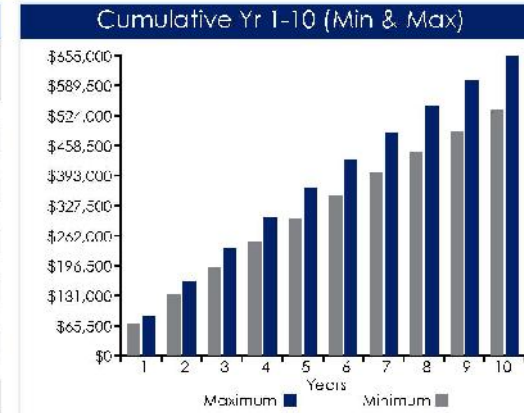
To discuss the contents of this report please contact Bradley Beer of BMT Tax Depreciation on 03 9296 6200

## Estimate of Depreciation Claimable Building 7 1-5 Research Drive, CROYDON SOUTH VIC 3136

Maximum			
Year	Plant & Equipment	Division 43	Total
1	38,177	48,150	86,327
2	29,161	48,150	77,311
3	23,522	46,150	71,673
4	19,143	48,150	67,294
5	15,708	48,150	63,858
6	12,991	48,150	61,141
7	10,823	46,150	58,973
8	9,076	48,150	57,226
9	7,660	48,150	55,811
10	6,503	48,150	54,654
11 +	42,544	1,444,526	1,487,069
Total	\$215,309	\$1,926,029	\$2,141,337



Minimum			
Year	Plant & Equipment	Division 43	Total
1	31,235	39,396	70,631
2	23,859	39,396	63,255
3	19,246	39,396	58,641
4	15,663	39,396	55,058
5	12,852	39,396	52,248
6	10,629	39,396	50,025
7	8,855	39,396	48,251
8	7,426	39,396	46,822
9	6,268	39,396	45,663
10	5,327	39,396	44,717
11 +	34,808	1,181,885	1,216,693
Total	\$176,762	\$1,575,842	\$1,752,603



\* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

### This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer of BMT Tax Depreciation on 03 9296 6200

**1-5**   
**RESEARCH DRIVE  
CROYDON STH**

**FOR AVAILABILITY OR TO ARRANGE A TOUR OF THE SITE, PLEASE CONTACT:**

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0418 336 088

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**VIEW AT [CVA.MELBOURNE](http://CVA.MELBOURNE)**



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