

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

190 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between \$860,000

&

\$940,000

Median sale price

Median price \$960,000

Property Type House

Suburb Croydon

Period - From 01/07/2025

to

30/09/2025

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	21 Kincumber Dr CROYDON 3136	\$930,000	23/10/2025
2	58 Patrick Av CROYDON NORTH 3136	\$941,000	16/08/2025
3	53 Smith Av CROYDON 3136	\$880,000	26/05/2025

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:

11/11/2025 12:09



 3  1  1

Rooms: 5

Property Type: House (Res)

Land Size: 971 sqm approx

Agent Comments

Indicative Selling Price

\$860,000 - \$940,000

Median House Price

September quarter 2025: \$960,000

Comparable Properties



21 Kincumber Dr CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$930,000

Method: Private Sale

Date: 23/10/2025

Property Type: House (Res)

Land Size: 864 sqm approx



58 Patrick Av CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$941,000

Method: Private Sale

Date: 16/08/2025

Property Type: House

Land Size: 864 sqm approx



53 Smith Av CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$880,000

Method: Private Sale

Date: 26/05/2025

Property Type: House

Land Size: 836 sqm approx

Account - Woodards | P: 0390563899