

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/29 Kitchener Road, Croydon Vic 3136

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$913,000 Property Type House Suburb Croydon

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	2/14 Donald St CROYDON 3136	\$830,000	19/11/2024
2	3/12 Vinter Av CROYDON 3136	\$870,000	14/11/2024
3	2a Gretel Ct CROYDON 3136	\$860,000	06/11/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

09/04/2025 17:30



3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
Year ending March 2025: \$913,000

Comparable Properties



2/14 Donald St CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$830,000
Method: Private Sale
Date: 19/11/2024
Property Type: Unit
Land Size: 470 sqm approx



3/12 Vinter Av CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$870,000
Method: Private Sale
Date: 14/11/2024
Property Type: Unit
Land Size: 426 sqm approx



2a Gretel Ct CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 399 sqm approx