

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

21 Kincumber Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$790,000

&

\$860,000

Median sale price

Median price \$910,750

Property Type House

Suburb Croydon

Period - From 01/10/2024

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	78 Kent Av CROYDON 3136	\$820,000	02/10/2025
2	51 Allendale Rd CROYDON 3136	\$822,500	19/09/2025
3	12 Venetian Ct CROYDON 3136	\$850,000	07/05/2025

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:

16/10/2025 11:29

21 Kincumber Drive, Croydon Vic 3136



3 1 2

Property Type: House
Land Size: 864 (approx) sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median House Price
Year ending September 2025: \$910,750

Comparable Properties



78 Kent Av CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$820,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 851 sqm approx



51 Allendale Rd CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$822,500
Method: Private Sale
Date: 19/09/2025
Property Type: House (Res)



12 Venetian Ct CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$850,000
Method: Private Sale
Date: 07/05/2025
Property Type: House
Land Size: 865 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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