

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

3 Ramble Crescent, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$795,000

Median sale price

Median price

\$941,500

Property Type

House

Suburb

Croydon

Period - From

04/09/2025

to

03/09/2026

Source

Property Data

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	2 Sevenoaks Av CROYDON 3136	\$785,000	18/08/2026
2	21 Illawara Cr BAYSWATER NORTH 3153	\$772,000	11/06/2026
3	30 Mirang Av CROYDON 3136	\$760,000	14/05/2026

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:

04/09/2026 15:11



Property Type:
Divorce/Estate/Family Transfers
Land Size: 342 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$750,000 - \$795,000
Median House Price
04/09/2025 - 03/09/2026: \$941,500

Comparable Properties



2 Sevenoaks Av CROYDON 3136 (REI)

[Agent Comments](#)



Price: \$785,000
Method: Private Sale
Date: 18/08/2026
Property Type: House
Land Size: 431 sqm approx



21 Illawara Cr BAYSWATER NORTH 3153 (REI/VG)

[Agent Comments](#)



Price: \$772,000
Method: Private Sale
Date: 11/06/2026
Property Type: House
Land Size: 420 sqm approx



30 Mirang Av CROYDON 3136 (REI/VG)

[Agent Comments](#)



Price: \$760,000
Method: Private Sale
Date: 14/05/2026
Property Type: House (Res)
Land Size: 365 sqm approx

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