

## 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

34 MARIANA AVENUE CROYDON SOUTH VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Croydon South

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

14 KYAMBA COURT BAYSWATER NORTH VIC 3153	\$1,211,000	21-Jun-25
49 ANGUS AVENUE RINGWOOD EAST VIC 3135	\$1,158,000	16-Apr-25
14 ULYSSES AVENUE CROYDON SOUTH VIC 3136	\$1,177,500	06-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 09 July 2025



**14 KYAMBA COURT BAYSWATER  
NORTH VIC 3153**

 6  3  4

Sold Price

<sup>RS</sup> **\$1,211,000**

Sold Date

**21-Jun-25**

Distance

**0.93km**



**49 ANGUS AVENUE RINGWOOD  
EAST VIC 3135**

 4  2  1

Sold Price

**\$1,158,000**

Sold Date

**16-Apr-25**

Distance

**1.08km**



**14 ULYSSES AVENUE CROYDON  
SOUTH VIC 3136**

 4  2  -

Sold Price

**\$1,177,500**

Sold Date

**06-Mar-25**

Distance

**1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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