

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

5/4 Annie Court, Croydon Vic 3136

Indicative selling price

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

Range between \$980,000

&

\$1,078,000

Median sale price

Median price \$939,000

Property Type House

Suburb Croydon

Period - From 04/12/2024

to 03/12/2025

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	1/7 Joffre St CROYDON 3136	\$1,008,000	05/07/2025
2	13 Warruga Ct CROYDON 3136	\$1,017,000	31/05/2025
3	30 Bambra St CROYDON 3136	\$1,025,000	12/05/2025

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:

04/12/2025 13:43



Property Type:
Agent Comments

Indicative Selling Price
\$980,000 - \$1,078,000
Median House Price
04/12/2024 - 03/12/2025: \$939,000

Comparable Properties



1/7 Joffre St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,008,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 416 sqm approx



13 Warruga Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,017,000
Method: Private Sale
Date: 31/05/2025
Property Type: House
Land Size: 240 sqm approx



30 Bambra St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,025,000
Method: Private Sale
Date: 12/05/2025
Property Type: House
Land Size: 387 sqm approx

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