## 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	5/4 Annie Court, Croydon Vic 3136
Including suburb and	•
postcode	

#### 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	Pro	perty 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.

Ad	dress of comparable property	Price	Date of sale
1	1/7 Joffre St CROYDON 3136	\$1,008,000	05/07/2025
2	13 Warruga Ct CROVDON 3136	\$1,017,000	31/05/2025

	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









**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)





Price: \$1,008,000 Method: Auction Sale Date: 05/07/2025

Property Type: House (Res) Land Size: 416 sqm approx

**Agent Comments** 



13 Warruga Ct CROYDON 3136 (REI/VG)





Agent Comments

**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)





Price: \$1,025,000 Method: Private Sale Date: 12/05/2025 Property Type: House

Land Size: 387 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.