

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 DENNIS STREET CROYDON VIC 3136

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Croydon

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

23 LEE-ANN CRESCENT CROYDON VIC 3136	\$918,000	22-Aug-25
53 SMITH AVENUE CROYDON VIC 3136	\$880,000	13-May-25
39 SMITH AVENUE CROYDON VIC 3136	\$788,000	17-May-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 September 2025



23 LEE-ANN CRESCENT CROYDON VIC 3136

Sold Price

^{RS}

\$918,000

Sold Date

22-Aug-25



3



2



2

Distance

0.59km



53 SMITH AVENUE CROYDON VIC 3136

Sold Price

\$880,000

Sold Date

13-May-25



3



1



1

Distance

0.47km



39 SMITH AVENUE CROYDON VIC 3136

Sold Price

\$788,000

Sold Date

17-May-25



3



1



5

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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