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	11 Sabato Street, Croydon Vic 3136

Indicative selling price

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

Range between $850,000 & $930,000

Median sale price

Median price $910,750 Property Type House Suburb Croydon

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	4/21-25 Cambridge Rd MOOROOLBARK 3138	$885,000	15/10/2025
2	5/19 Braemar St CROYDON 3136	$885,000	16/08/2025
3	3/10 Bennison St CROYDON 3136	$871,000	26/07/2025

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: 03/12/2025 11:25

11 Sabato Street, Croydon Vic 3136

JellisCraig

Greg Earney
9726 8888
0438 305 687
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3 2 2

Property Type: House
Land Size: 497 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $930,000
Median House Price
Year ending September 2025: $910,750

Comparable Properties



4/21-25 Cambridge Rd MOOROOLBARK 3138 (REI)

3 2 2

Price: $885,000
Method: Private Sale
Date: 15/10/2025
Property Type: Unit
Land Size: 637 sqm approx

Agent Comments



5/19 Braemar St CROYDON 3136 (REI/VG)

3 2 2

Price: $885,000
Method: Private Sale
Date: 16/08/2025
Property Type: Townhouse (Single)
Land Size: 475 sqm approx

Agent Comments



3/10 Bennison St CROYDON 3136 (REI/VG)

3 2 2

Price: $871,000
Method: Private Sale
Date: 26/07/2025
Property Type: Unit

Agent Comments

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