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: 5/290 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $715,000 Property Type Unit Suburb Croydon

Period - From 01/10/2025 to 31/12/2025 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	2/12 Hartley Rd CROYDON 3136	$640,000	30/01/2026
2	2/23 Karingal St CROYDON NORTH 3136	$615,000	18/11/2025
3	4/102 Maroondah Hwy CROYDON 3136	$667,500	13/11/2025

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: 13/02/2026 12:31

5/290 Maroondah Highway, Croydon Vic 3136

JellisCraig

Matthew Dunn
9870 6211
0401 817 298
matthewdunn@jelliscraig.com.au

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
December quarter 2025: $715,000



2 1 2

Property Type: Unit
Land Size: 216 sqm approx

Agent Comments

Comparable Properties



2/12 Hartley Rd CROYDON 3136 (REI)

2 1 1

Price: $640,000
Method: Private Sale
Date: 30/01/2026
Property Type: Unit
Land Size: 365 sqm approx

Agent Comments



2/23 Karingal St CROYDON NORTH 3136 (REI/VG)

2 1 1

Price: $615,000
Method: Private Sale
Date: 18/11/2025
Property Type: Unit

Agent Comments



4/102 Maroondah Hwy CROYDON 3136 (VG)

2 - -

Price: $667,500
Method: Sale
Date: 13/11/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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