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

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23 LEE-ANN CRESCENT CROYDON VIC 3136

3 2 2

Sold Price RS $918,000 Sold Date 22-Aug-25

Distance 0.59km



53 SMITH AVENUE CROYDON VIC 3136

3 1 1

Sold Price $880,000 Sold Date 13-May-25

Distance 0.47km



39 SMITH AVENUE CROYDON VIC 3136

3 1 5

Sold Price $788,000 Sold Date 17-May-25

Distance 0.59km

RS = Recent sale **UN** = Undisclosed Sale

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