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	15 Niel Street, Croydon Vic 3136

Indicative selling price

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

Range between $895,000 & $984,500

Median sale price

Median price $983,500 Property Type House 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	24 Kincumber Dr CROYDON 3136	$941,500	11/11/2025
2	14 St Georges Cr CROYDON 3136	$990,500	31/10/2025
3	7 Ruskin Av CROYDON 3136	$970,000	08/10/2025

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: 18/03/2026 12:32

15 Niel Street, Croydon Vic 3136



5 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 1008 sqm approx

Agent Comments

Indicative Selling Price
$895,000 - $984,500
Median House Price
December quarter 2025: $983,500

Comparable Properties



24 Kincumber Dr CROYDON 3136 (REI/VG)

4 2 2

Price: $941,500
Method: Private Sale
Date: 11/11/2025
Property Type: House
Land Size: 959 sqm approx

Agent Comments



14 St Georges Cr CROYDON 3136 (REI/VG)

3 2 2

Price: $990,500
Method: Private Sale
Date: 31/10/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



7 Ruskin Av CROYDON 3136 (REI/VG)

4 2 2

Price: $970,000
Method: Private Sale
Date: 08/10/2025
Property Type: House (Res)
Land Size: 846 sqm approx

Agent Comments

Account - Woodards | P: 0390563899

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