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 Rosemary Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $965,000 & $1,060,000

Median sale price

Median price $935,000 Property Type House Suburb Croydon

Period - From 01/01/2024 to 31/12/2024 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	9 Henry Rd CROYDON 3136	$900,000	15/01/2025
2	10 Knee La CROYDON NORTH 3136	$1,007,000	28/11/2024
3	36 Valkyrie Cr RINGWOOD 3134	$980,000	09/11/2024

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: 18/02/2025 09:01

15 Rosemary Avenue, Croydon Vic 3136



Property Type:
Agent Comments

Indicative Selling Price
$965,000 - $1,060,000
Median House Price
Year ending December 2024: $935,000

Comparable Properties



9 Henry Rd CROYDON 3136 (REI/VG)

4 | 2 | 2

Price: $900,000
Method: Private Sale
Date: 15/01/2025
Property Type: House
Land Size: 993 sqm approx

Agent Comments



10 Knee La CROYDON NORTH 3136 (VG)

4 | - | -

Price: $1,007,000
Method: Sale
Date: 28/11/2024
Property Type: House (Res)
Land Size: 753 sqm approx

Agent Comments



36 Valkyrie Cr RINGWOOD 3134 (REI/VG)

4 | 2 | 2

Price: $980,000
Method: Private Sale
Date: 09/11/2024
Property Type: House
Land Size: 675 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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