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: 1a Caromar Street, Croydon Vic 3136

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $900,000 Property Type House Suburb Croydon

Period - From 01/07/2024 to 30/06/2025 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	85 Hawthory Rd MOOROOLBARK 3138	$815,000	10/09/2025
2	77a Diane Cr CROYDON 3136	$782,500	27/05/2025
3	64 Lincoln Rd CROYDON 3136	$845,000	29/03/2025

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: 24/09/2025 11:58

1a Caromar Street, Croydon Vic 3136

JellisCraig

William Lyall
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0411 823 337
WilliamLyall@jelliscraig.com.au

Indicative Selling Price
$800,000 - $850,000
Median House Price
Year ending June 2025: $900,000



3 2 2

Property Type: House
Land Size: 437 sqm approx

Agent Comments

Comparable Properties



85 Hawthory Rd MOOROOLBARK 3138 (REI)

3 2 1

Price: $815,000
Method: Private Sale
Date: 10/09/2025
Property Type: House
Land Size: 420 sqm approx

Agent Comments



77a Diane Cr CROYDON 3136 (REI)

3 2 1

Price: $782,500
Method: Private Sale
Date: 27/05/2025
Property Type: House

Agent Comments



64 Lincoln Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $845,000
Method: Private Sale
Date: 29/03/2025
Property Type: House
Land Size: 427 sqm approx

Agent Comments

REIV THE DIFFERENCE

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