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: 34 Kincumber Drive, Croydon Vic 3136

Indicative selling price

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

Range between $780,000 & $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	51 Allendale Rd CROYDON 3136	$822,500	19/09/2025
2	42 Boyana Cr CROYDON 3136	$850,000	27/08/2025
3	39 Smith Av CROYDON 3136	$788,000	17/05/2025

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: 30/09/2025 15:15

34 Kincumber Drive, Croydon Vic 3136

JellisCraig

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



3 1 2

Property Type: House
Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
Year ending June 2025: $900,000

Comparable Properties



51 Allendale Rd CROYDON 3136 (REI)

3 1 2

Price: $822,500
Method: Private Sale
Date: 19/09/2025
Property Type: House (Res)

Agent Comments



42 Boyana Cr CROYDON 3136 (REI)

3 1 2

Price: $850,000
Method: Private Sale
Date: 27/08/2025
Property Type: House
Land Size: 417 sqm approx

Agent Comments



39 Smith Av CROYDON 3136 (REI/VG)

3 1 5

Price: $788,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House
Land Size: 836 sqm approx

Agent Comments

REIV THE DIFFERENCE

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