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 Vinter Avenue, Croydon VIC 3136

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $910,750 Property Type House Suburb Croydon

Period - From 02/05/2025 to 01/11/2025 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
23 Sellick Dr, CROYDON Vic	$970,000	07/10/2025
24 Sellick Dr, Croydon Vic	$900,000	30/10/2025
99 Murray Rd, Croydon Vic	$900,000	21/05/2025

This Statement of Information was prepared on: 03/11/2025