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: 14a Mackenzie Court, Croydon Vic 3136

Indicative selling price

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

Range between $990,000 & $1,080,000

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	12 Manifold Ct CROYDON SOUTH 3136	$1,054,000	03/12/2025
2	3/5 Reilly Ct CROYDON SOUTH 3136	$1,010,000	10/11/2025
3	12a Byrne Rd BAYSWATER NORTH 3153	$1,000,000	25/10/2025

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: 13/01/2026 10:17

14a Mackenzie Court, Croydon Vic 3136

JellisCraig

Joseph Corsi
9870 6211
0418 149 290
josephcorsi@jelliscraig.com.au

Indicative Selling Price
$990,000 - $1,080,000
Median House Price
December quarter 2025: $983,500



3 2 2

Property Type: Townhouse
Land Size: 560 sqm approx

Agent Comments

Comparable Properties



12 Manifold Ct CROYDON SOUTH 3136 (REI)

3 2 2

Price: $1,054,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)
Land Size: 551 sqm approx

Agent Comments



3/5 Reilly Ct CROYDON SOUTH 3136 (REI/VG)

3 2 2

Price: $1,010,000
Method: Private Sale
Date: 10/11/2025
Property Type: Townhouse (Single)

Agent Comments



12a Byrne Rd BAYSWATER NORTH 3153 (REI)

3 2 2

Price: $1,000,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 554 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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