

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

14 Frederick Street, Croydon Vic 3136

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$895,000

Property Type House

Suburb Croydon

Period - From 01/01/2025

to

31/03/2025

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	10 Vinter Av CROYDON 3136	\$1,150,000	28/03/2025
2	5 Central Av CROYDON SOUTH 3136	\$1,175,000	17/12/2024
3			

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:

03/06/2025 10:37



3 2 2

Rooms: 8
Property Type: House
Land Size: 944m2 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2025: \$895,000

Comparable Properties



10 Vinter Av CROYDON 3136 (VG)

Agent Comments

4 - -

Price: \$1,150,000
Method: Sale
Date: 28/03/2025
Property Type: House (Res)
Land Size: 742 sqm approx



5 Central Av CROYDON SOUTH 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,175,000
Method: Private Sale
Date: 17/12/2024
Property Type: House (Res)
Land Size: 868 sqm approx

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.