

# 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 Aminga Court, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000

&

\$970,000

### 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	11a Melton Gr CROYDON 3136	\$992,000	24/05/2025
2	9A Alwyn St CROYDON 3136	\$902,199	12/04/2025
3	3/32 Hull Rd CROYDON 3136	\$885,000	28/01/2025

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:

09/07/2025 12:38

1a Aminga Court, Croydon Vic 3136

**Jellis  
Craig**

Jack Sammut

9870 6211

0433 503 408

jacksammut@jellisrcraig.com.au



 3  2  2

**Property Type:** House

**Land Size:** 327 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$890,000 - \$970,000

**Median House Price**

Year ending June 2025: \$900,000

## Comparable Properties



**11a Melton Gr CROYDON 3136 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$992,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** House (Res)

**Land Size:** 470 sqm approx



**9A Alwyn St CROYDON 3136 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$902,199

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Townhouse (Single)

**Land Size:** 249 sqm approx



**3/32 Hull Rd CROYDON 3136 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$885,000

**Method:** Private Sale

**Date:** 28/01/2025

**Property Type:** Townhouse (Single)

**Account - Jellis Craig** | P: 03 9870 6211



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