

# 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

5/19 Braemar Street, 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

\$750,000

&

\$820,000

### Median sale price

Median price

\$657,250

Property Type

Unit

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	2 Violet La CROYDON 3136	\$822,000	07/05/2025
2	2 Spriggs Dr CROYDON 3136	\$810,000	05/04/2025
3	3 Newhaven La CROYDON 3136	\$800,000	26/03/2025

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:

08/08/2025 11:16

Jack Sammut

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**Indicative Selling Price**

\$750,000 - \$820,000

**Median Unit Price**

Year ending June 2025: \$657,250



3 2 2

**Property Type:** Townhouse

**Land Size:** 475 sqm approx

**Agent Comments**

## Comparable Properties



**2 Violet La CROYDON 3136 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$822,000

**Method:** Private Sale

**Date:** 07/05/2025

**Property Type:** House

**Land Size:** 307 sqm approx



**2 Spriggs Dr CROYDON 3136 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 05/04/2025

**Property Type:** House

**Land Size:** 238 sqm approx



**3 Newhaven La CROYDON 3136 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$800,000

**Method:** Private Sale

**Date:** 26/03/2025

**Property Type:** Townhouse (Single)

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