

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 Kallay Street, 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 \$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	99 Murray Rd CROYDON 3136	\$900,000	21/05/2025
2	20 Highland Av CROYDON 3136	\$895,000	28/03/2025
3	45 Murray Rd CROYDON 3136	\$950,000	01/03/2025

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:

31/07/2025 16:34

Jack Sammut

9870 6211

0433 503 408

jacksammut@jelliscraig.com.au



4 bedrooms 2 bathrooms 2 cars

Property Type: House

Land Size: 860 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending June 2025: \$900,000

Comparable Properties



99 Murray Rd CROYDON 3136 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$900,000

Method: Private Sale

Date: 21/05/2025

Property Type: House

Land Size: 885 sqm approx



20 Highland Av CROYDON 3136 (REI)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$895,000

Method: Private Sale

Date: 28/03/2025

Property Type: House (Res)

Land Size: 882 sqm approx



45 Murray Rd CROYDON 3136 (REI/VG)

Agent Comments

2 bedrooms 1 bathroom 2 cars

Price: \$950,000

Method: Private Sale

Date: 01/03/2025

Property Type: House

Land Size: 1115 sqm approx

Account - Jellis Craig | P: 03 9870 6211