

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

2a Venetian Court, Croydon Vic 3136

Indicative selling price

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

Range between \$860,000 & \$940,000

Median sale price

Median price \$950,750 Property Type House Suburb Croydon

Period - From 13/03/2025 to 12/03/2026 Source Property Data

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	1/15 Newman Rd CROYDON 3136	\$880,000	01/12/2025
2	9a Stephen Cr CROYDON 3136	\$895,000	21/11/2025
3	31a Frederick St CROYDON 3136	\$940,000	07/10/2025

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: 13/03/2026 14:25

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3 2 2

Property Type: House
Land Size: 447 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$940,000
Median House Price
13/03/2025 - 12/03/2026: \$950,750

Comparable Properties



1/15 Newman Rd CROYDON 3136 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$880,000
Method: Private Sale
Date: 01/12/2025
Property Type: Townhouse (Single)
Land Size: 403 sqm approx



9a Stephen Cr CROYDON 3136 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$895,000
Method: Private Sale
Date: 21/11/2025
Property Type: Townhouse (Single)
Land Size: 261 sqm approx



31a Frederick St CROYDON 3136 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$940,000
Method: Private Sale
Date: 07/10/2025
Property Type: House
Land Size: 285 sqm approx

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