

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

15 Niel Street, Croydon Vic 3136

Indicative selling price

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

Range between \$930,000 & \$1,023,000

Median sale price

Median price \$983,500 Property Type House Suburb Croydon

Period - From 01/10/2025 to 31/12/2025 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	6 Abraham Dr CROYDON 3136	\$945,000	27/11/2025
2	23 Haig St CROYDON 3136	\$1,015,000	26/11/2025
3	97 Hull Rd CROYDON 3136	\$997,000	21/11/2025

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 11:39



5 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 1008 sqm approx
 Agent Comments

Indicative Selling Price
 \$930,000 - \$1,023,000
Median House Price
 December quarter 2025: \$983,500

Comparable Properties



6 Abraham Dr CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$945,000
Method: Private Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 1048 sqm approx



23 Haig St CROYDON 3136 (REI/VG)

Agent Comments

4 1 2

Price: \$1,015,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 1024 sqm approx



97 Hull Rd CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$997,000
Method: Sold Before Auction
Date: 21/11/2025
Property Type: House (Res)
Land Size: 936 sqm approx

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