

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 Mandowie Crescent, Croydon Vic 3136

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$950,000 Property Type House Suburb Croydon

Period - From 01/01/2025 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 Oaktree Rd CROYDON NORTH 3136	\$1,150,000	06/12/2025
2	9 Brenda Ct CROYDON 3136	\$1,207,000	15/10/2025
3	25 Alice St CROYDON NORTH 3136	\$1,130,000	06/10/2025

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.~~

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2025: \$950,000



4 2 2

Property Type: House

Land Size: 891 sqm approx

Agent Comments

Comparable Properties



6 Oaktree Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 2 1

Price: \$1,150,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 865 sqm approx



9 Brenda Ct CROYDON 3136 (REI/VG)

Agent Comments

4 3 4

Price: \$1,207,000

Method: Sold Before Auction

Date: 15/10/2025

Property Type: House (Res)

Land Size: 1335 sqm approx



25 Alice St CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,130,000

Method: Sold Before Auction

Date: 06/10/2025

Property Type: House (Res)

Land Size: 995 sqm approx

Account - Jellis Craig | P: 03 9726 8888