

# 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 Caromar 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 & \$800,000

### 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	14 Aminga Ct CROYDON 3136	\$820,000	08/12/2025
2	22 Esther Cr MOOROOLBARK 3138	\$755,000	14/11/2025
3	7 Haig St CROYDON 3136	\$855,000	13/10/2025

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: 10/03/2026 10:23



 3  1  2

**Property Type:** House  
**Land Size:** 483 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median House Price**  
Year ending December 2025: \$950,000

## Comparable Properties



**14 Aminga Ct CROYDON 3136 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** House  
**Land Size:** 380 sqm approx



**22 Esther Cr MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 14/11/2025  
**Property Type:** House  
**Land Size:** 491 sqm approx



**7 Haig St CROYDON 3136 (REI/VG)**

**Agent Comments**

 3  1  3

**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 13/10/2025  
**Property Type:** House  
**Land Size:** 447 sqm approx

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