

# 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

16 Manifold Court, Croydon South 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 \$996,000 & \$1,095,600

### Median sale price

Median price \$931,000 Property Type House Suburb Croydon South

Period - From 06/03/2025 to 05/03/2026 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	12 Manifold Ct CROYDON SOUTH 3136	\$1,054,000	03/12/2025
2	50 Montana Pde CROYDON 3136	\$1,085,000	15/11/2025
3	42 Azarow Cirt CROYDON SOUTH 3136	\$1,065,000	12/09/2025

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:

06/03/2026 09:52