

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 32 Andrew Crescent, Croydon South Vic 3136

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,054,000 Property Type House Suburb Croydon South

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	22 Shrubby Wik CROYDON SOUTH 3136	\$860,000	18/12/2025
2	12 Manifold Ct CROYDON SOUTH 3136	\$1,054,000	03/12/2025
3	6 Malcolm Ct RINGWOOD EAST 3135	\$975,000	15/11/2025

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: 26/02/2026 12:36



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Property Type: House
Land Size: 867 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
December quarter 2025: \$1,054,000

Comparable Properties



22 Shrubby Wik CROYDON SOUTH 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$860,000
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 552 sqm approx



12 Manifold Ct CROYDON SOUTH 3136 (REI)

Agent Comments

 3  2  2

Price: \$1,054,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)
Land Size: 551 sqm approx



6 Malcolm Ct RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  2  -

Price: \$975,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 657 sqm approx

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