

# 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

14 Mackenzie 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

\$1,210,000

&

\$1,310,000

### 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	14A Mackenzie Ct CROYDON SOUTH 3136	\$1,210,000	31/01/2026
2	2/21 Victoria St RINGWOOD EAST 3135	\$1,365,000	31/01/2026
3	3 Malinda Way CROYDON SOUTH 3136	\$1,275,000	13/11/2025

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:

25/02/2026 15:01



4 3 2

**Property Type:** House  
**Land Size:** 553 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,210,000 - \$1,310,000  
**Median House Price**  
December quarter 2025: \$1,054,000

## Comparable Properties



**14A Mackenzie Ct CROYDON SOUTH 3136 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 31/01/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 560 sqm approx



**2/21 Victoria St RINGWOOD EAST 3135 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,365,000  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** Unit  
**Land Size:** 497 sqm approx



**3 Malinda Way CROYDON SOUTH 3136 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,275,000  
**Method:** Private Sale  
**Date:** 13/11/2025  
**Property Type:** House  
**Land Size:** 665 sqm approx

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