

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

2/14 Kitchener Road, Croydon Vic 3136

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Croydon

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	3/24 Lusher Rd CROYDON 3136	\$595,000	01/10/2025
2	6/31 Bayswater Rd CROYDON 3136	\$630,000	17/09/2025
3	3/82 Mount View Pde CROYDON 3136	\$640,000	01/08/2025

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:

27/01/2026 12:21

2/14 Kitchener Road, Croydon Vic 3136



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
December quarter 2025: \$715,000

Comparable Properties



3/24 Lusher Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$595,000
Method: Private Sale
Date: 01/10/2025
Property Type: Unit



6/31 Bayswater Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000
Method: Private Sale
Date: 17/09/2025
Property Type: Unit



3/82 Mount View Pde CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000
Method: Private Sale
Date: 01/08/2025
Property Type: Unit

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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