

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 Silvergrass Court, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$790,000 Property Type Townhouse Suburb Croydon

Period - From 10/02/2025 to 09/02/2026 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 Silvergrass Ct CROYDON 3136	\$885,000	29/10/2025
2	3/112 Dorset Rd CROYDON 3136	\$805,000	29/09/2025
3	6/19 Braemar St CROYDON 3136	\$862,500	29/08/2025

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: 10/02/2026 13:00



Property Type: House (Res)

Land Size: 339 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

10/02/2025 - 09/02/2026: \$790,000

Comparable Properties



12 Silvergrass Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 29/10/2025

Property Type: House

Land Size: 320 sqm approx



3/112 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$805,000

Method: Private Sale

Date: 29/09/2025

Property Type: Townhouse (Single)

Land Size: 269 sqm approx



6/19 Braemar St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$862,500

Method: Private Sale

Date: 29/08/2025

Property Type: Unit

Account - Woodards | P: 0390563899



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