

# 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 4 Aminga Court, Croydon 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 \$750,000 & \$820,000

### Median sale price

Median price \$983,500 Property Type House 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	1/12-14 Norman Rd CROYDON 3136	\$803,500	30/10/2025
2	1/149 Lincoln Rd CROYDON 3136	\$772,000	23/09/2025
3	1/19 Kitchener Rd CROYDON 3136	\$760,000	23/08/2025

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.~~

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 3  1  2

**Property Type:** House

**Land Size:** 374 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$820,000

**Median House Price**

December quarter 2025: \$983,500

## Comparable Properties



1/12-14 Norman Rd CROYDON 3136 (REI)

**Agent Comments**

 3  1  2

**Price:** \$803,500

**Method:** Sold Before Auction

**Date:** 30/10/2025

**Property Type:** Unit

**Land Size:** 234 sqm approx



1/149 Lincoln Rd CROYDON 3136 (REI/VG)

**Agent Comments**

 3  1  2

**Price:** \$772,000

**Method:** Private Sale

**Date:** 23/09/2025

**Property Type:** House

**Land Size:** 410 sqm approx



1/19 Kitchener Rd CROYDON 3136 (REI/VG)

**Agent Comments**

 3  1  2

**Price:** \$760,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** House (Res)

**Land Size:** 328 sqm approx

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