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	2/24 Vinter Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $765,000 & $795,000

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	8 White Flats Tce CROYDON 3136	$760,000	08/12/2025
2	2/16 Bayswater Rd CROYDON 3136	$765,000	06/12/2025
3	11/289 Mt Dandenong Rd CROYDON 3136	$760,000	26/11/2025

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: 10/03/2026 15:17

2/24 Vinter Avenue, Croydon Vic 3136

JellisCraig

Lynn Mitchell
0433 239 617
lynnmitchell@jelliscraig.com.au

3 2 2

Property Type: Townhouse
Land Size: 269 sqm approx

Agent Comments

Indicative Selling Price
$765,000 - $795,000
Median House Price
December quarter 2025: $983,500

Comparable Properties

8 White Flats Tce CROYDON 3136 (REI/VG)

3 2 2

Price: $760,000
Method: Private Sale
Date: 08/12/2025
Property Type: Townhouse (Single)
Land Size: 188 sqm approx

Agent Comments

2/16 Bayswater Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $765,000
Method: Private Sale
Date: 06/12/2025
Property Type: Townhouse (Single)
Land Size: 168 sqm approx

Agent Comments

11/289 Mt Dandenong Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $760,000
Method: Private Sale
Date: 26/11/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354

REIV THE DIFFERENCE

propertydata .com.au

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