

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 13 Aminga Court, Croydon Vic 3136

Indicative selling price

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

Range between \$730,000 & \$790,000

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	3 Rodleigh St CROYDON 3136	\$765,000	13/02/2026
2	1/46 Sherlock Rd CROYDON 3136	\$735,000	11/12/2025
3	1/149 Lincoln Rd CROYDON 3136	\$772,000	23/09/2025

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 13:58



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Property Type: House
Land Size: 404 sqm approx
Agent Comments

Indicative Selling Price

\$730,000 - \$790,000

Median House Price

December quarter 2025: \$983,500

Comparable Properties



3 Rodleigh St CROYDON 3136 (REI)

Agent Comments

 3  1  1

Price: \$765,000
Method: Private Sale
Date: 13/02/2026
Property Type: House (Res)
Land Size: 461 sqm approx



1/46 Sherlock Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$735,000
Method: Private Sale
Date: 11/12/2025
Property Type: Unit
Land Size: 350 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

Account - Jellis Craig | P: 03 9870 6211