

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

3/5 LANDALE AVENUE CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$635,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Croydon

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

2/14-16 SURREY ROAD WEST CROYDON VIC 3136	\$649,500	09-Apr-26
1/43-45 BEAUFORT ROAD CROYDON VIC 3136	\$685,000	06-Feb-26
1/34 KARINGAL STREET CROYDON NORTH VIC 3136	\$650,000	08-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 25 May 2026



**2/14-16 SURREY ROAD WEST
CROYDON VIC 3136**

3 1 1

Sold Price **\$649,500** Sold Date **09-Apr-26**

Distance **0.94km**



**1/43-45 BEAUFORT ROAD
CROYDON VIC 3136**

3 1 2

Sold Price **\$685,000** Sold Date **06-Feb-26**

Distance **2.63km**



**1/34 KARINGAL STREET CROYDON
NORTH VIC 3136**

3 1 1

Sold Price **\$650,000** Sold Date **08-Mar-26**

Distance **3.39km**

RS = Recent sale

UN = Undisclosed Sale

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