

# 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

3/29 Wicklow Avenue, 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 \$660,000 & \$710,000

### Median sale price

Median price \$695,000 Property Type Unit Suburb Croydon

Period - From 01/04/2025 to 31/03/2026 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 | 5 Eileen CI CROYDON 3136       | \$728,000 | 19/12/2025   |
| 2 |                                |           |              |
| 3 |                                |           |              |

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: 13/04/2026 11:50

Stephen Le Get

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**Indicative Selling Price**

\$660,000 - \$710,000

**Median Unit Price**

Year ending March 2026: \$695,000



 2  2  1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**5 Eileen CI CROYDON 3136 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$728,000

**Method:** Private Sale

**Date:** 19/12/2025

**Property Type:** Townhouse (Single)

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.

Account - Jellis Craig | P: (03) 9908 5700



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