

## 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

1/20 VINTER 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$918,000

Property type

House

Suburb

Croydon

Period-from

01 Nov 2024

to

31 Oct 2025

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

50 MONTANA PARADE CROYDON VIC 3136	\$1,085,000	15-Nov-25
3 ARALUEN DRIVE CROYDON VIC 3136	\$1,032,000	11-Oct-25
3 TAYLORS ROAD CROYDON VIC 3136	\$1,066,000	29-Aug-25

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: 20 November 2025



**50 MONTANA PARADE CROYDON VIC 3136**

3 2 2

Sold Price

<sup>RS</sup> **\$1,085,000**

Sold Date

**15-Nov-25**

Distance

**0.59km**



**3 ARALUEN DRIVE CROYDON VIC 3136**

3 1 -

Sold Price

<sup>RS</sup> **\$1,032,000**

Sold Date

**11-Oct-25**

Distance

**0.87km**



**3 TAYLORS ROAD CROYDON VIC 3136**

3 2 1

Sold Price

**\$1,066,000**

Sold Date

**29-Aug-25**

Distance

**1.18km**



**47 MURRAY ROAD CROYDON VIC 3136**

3 2 1

Sold Price

**\$1,036,500**

Sold Date

**10-Oct-25**

Distance

**1.35km**



**42 AZAROW CIRCUIT CROYDON SOUTH VIC 3136**

3 2 2

Sold Price

<sup>RS</sup> **\$1,065,000**

Sold Date

**13-Sep-25**

Distance

**1.35km**



**10 LINDEL COURT CROYDON VIC 3136**

3 3 -

Sold Price

<sup>RS</sup> **\$1,080,000**

Sold Date

**03-Oct-25**

Distance

**1.41km**

RS = Recent sale

UN = Undisclosed Sale

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**1/7 JOFFRE STREET CROYDON VIC 3136** Sold Price **\$1,008,000** Sold Date **05-Jul-25**

3 2 2

Distance **1.78km**



**4 SMITHDENE AVENUE RINGWOOD EAST VIC 3135** Sold Price **\$1,100,000** Sold Date **12-Aug-25**

3 2 2

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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