

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

33 Jackson Street, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000

&

\$825,000

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	14 Aminga Ct CROYDON 3136	\$820,000	08/12/2025
2	4 Cameron Rd CROYDON 3136	\$820,000	20/11/2025
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:

23/03/2026 15:28

Jack Sammut

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3 bedrooms 1 bathroom 3 cars

Property Type: House

Land Size: 398 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

December quarter 2025: \$983,500

Comparable Properties



14 Aminga Ct CROYDON 3136 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$820,000

Method: Private Sale

Date: 08/12/2025

Property Type: House

Land Size: 380 sqm approx



4 Cameron Rd CROYDON 3136 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$820,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 354 sqm approx

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.