

# 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 4 Allaware 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 \$900,000 & \$990,000

### 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	33 Mandowie Cr CROYDON 3136	\$935,000	22/11/2025
2	33 Lomond Av KILSYTH 3137	\$962,000	12/11/2025
3	24 Kincumber Dr CROYDON 3136	\$941,500	11/11/2025

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: 13/02/2026 13:11

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3 1 4

**Property Type:** House  
**Land Size:** 878 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

December quarter 2025: \$983,500

## Comparable Properties

33 Mandowie Cr CROYDON 3136 (REI)

**Agent Comments**

5 1 2

**Price:** \$935,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 864 sqm approx



33 Lomond Av KILSYTH 3137 (REI/VG)

**Agent Comments**

3 2 -

**Price:** \$962,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** House (Res)

**Land Size:** 864 sqm approx



24 Kincumber Dr CROYDON 3136 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$941,500

**Method:** Private Sale

**Date:** 11/11/2025

**Property Type:** House

**Land Size:** 959 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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