

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 5 Mandowie Crescent, Croydon Vic 3136

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$950,000 Property Type House Suburb Croydon

Period - From 01/01/2025 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	12 Nuraylia Av CROYDON 3136	\$1,085,000	25/03/2026
2	13 Somerset Cr CROYDON 3136	\$1,053,000	27/02/2026
3	2 Eric St CROYDON 3136	\$1,075,000	13/12/2025

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.~~

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4 2 2

Property Type: House
Land Size: 891 sqm approx
 Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending December 2025: \$950,000

Comparable Properties



12 Nuraylia Av CROYDON 3136 (REI)

Agent Comments

4 2 2

Price: \$1,085,000
Method: Private Sale
Date: 25/03/2026
Property Type: House



13 Somerset Cr CROYDON 3136 (REI)

Agent Comments

4 2 6

Price: \$1,053,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 916 sqm approx



2 Eric St CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$1,075,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 919 sqm approx

Account - Jellis Craig | P: 03 9726 8888