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	14 Tanika Circuit, Croydon Vic 3136

Indicative selling price

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

Range between $690,000 & $755,000

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	5/343 Mt Dandenong Rd CROYDON 3136	$750,000	24/12/2025
2	8/11 Vernon St CROYDON 3136	$715,000	16/10/2025
3	2/15 Yvonne Av CROYDON SOUTH 3136	$752,000	10/10/2025

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: 15/01/2026 16:08

14 Tanika Circuit, Croydon Vic 3136

Property Type:
Agent Comments

Indicative Selling Price
$690,000 - $755,000
Median House Price
Year ending December 2025: $950,000

Comparable Properties

5/343 Mt Dandenong Rd CROYDON 3136 (REI)

2 | 2 | 1

Agent Comments

Price: $750,000
Method: Private Sale
Date: 24/12/2025
Property Type: Unit
Land Size: 231 sqm approx

8/11 Vernon St CROYDON 3136 (REI/VG)

2 | 2 | 1

Agent Comments

Price: $715,000
Method: Private Sale
Date: 16/10/2025
Property Type: Townhouse (Res)
Land Size: 118 sqm approx

2/15 Yvonne Av CROYDON SOUTH 3136 (REI)

2 | 2 | 1

Agent Comments

Price: $752,000
Method: Private Sale
Date: 10/10/2025
Property Type: Townhouse (Single)
Land Size: 131 sqm approx

Account - Barry Plant | P: 03 9735 3300

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