

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 THE COMMON CROYDON SOUTH VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,500

Property type

House

Suburb

Croydon South

Period-from

01 Jan 2025

to

31 Dec 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

3 FORBES COURT BAYSWATER NORTH VIC 3153	\$841,000	09-Dec-25
41 TANIKA CIRCUIT CROYDON VIC 3136	\$855,000	09-Aug-25
22 SHRUBBY WALK CROYDON SOUTH VIC 3136	\$860,000	18-Dec-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: 21 January 2026



3 FORBES COURT BAYSWATER NORTH VIC 3153

 3  1  2

Sold Price

^{RS}
\$841,000

Sold Date

09-Dec-25

Distance

1.09km


41 TANIKA CIRCUIT CROYDON VIC 3136

 3  2  2

Sold Price

\$855,000

Sold Date

09-Aug-25

Distance

1.19km


22 SHRUBBY WALK CROYDON SOUTH VIC 3136

 3  2  2

Sold Price

^{RS}
\$860,000

Sold Date

18-Dec-25

Distance

0.63km
RS = Recent sale

UN = Undisclosed Sale

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