

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 Newhaven Lane, Croydon Vic 3136

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$803,000 Property Type Townhouse Suburb Croydon

Period - From 27/04/2025 to 26/04/2026 Source Property Data

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	2/3 Parris Rd CROYDON 3136	\$841,000	07/04/2026
2	11 Rawlinson St CROYDON 3136	\$850,000	21/03/2026
3	3/286 Mt Dandenong Rd CROYDON 3136	\$782,000	04/03/2026

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:

27/04/2026 16:04



 3
  2
  2

Property Type: Townhouse

Land Size: 248 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$860,000

Median Townhouse Price

27/04/2025 - 26/04/2026: \$803,000

Comparable Properties



2/3 Parrs Rd CROYDON 3136 (REI)

Agent Comments

 4
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  1

Price: \$841,000

Method: Private Sale

Date: 07/04/2026

Property Type: Townhouse (Res)

Land Size: 229 sqm approx



11 Rawlinson St CROYDON 3136 (REI)

Agent Comments

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  2

Price: \$850,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)

Land Size: 215 sqm approx



3/286 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments

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  2
  2

Price: \$782,000

Method: Private Sale

Date: 04/03/2026

Property Type: Townhouse (Single)

Land Size: 220 sqm approx

Account - Barry Plant | P: 03 9722 7166