

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 James Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Croydon

Period - From

01/04/2026

to

30/06/2026

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	1/16 Niel St CROYDON 3136	\$845,000	02/04/2026
2	13 Aminga Ct CROYDON 3136	\$833,000	22/03/2026
3	4 Aminga Ct CROYDON 3136	\$800,000	11/03/2026

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:

30/07/2026 13:50

14 James Road, Croydon Vic 3136

BARRYPLANT

James Brougham

9725 9855

0412 620 498

jbrougham@barryplant.com.au

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

June quarter 2026: \$900,000



3 1 1

Rooms: 4

Property Type: House (Res)

Land Size: 871 sqm approx

Agent Comments

Comparable Properties



1/16 Niel St CROYDON 3136 (REI/VG)

3 2 1

Agent Comments

Price: \$845,000

Method: Private Sale

Date: 02/04/2026

Property Type: House (Res)

Land Size: 397 sqm approx



13 Aminga Ct CROYDON 3136 (REI/VG)

3 1 2

Agent Comments

Price: \$833,000

Method: Private Sale

Date: 22/03/2026

Property Type: House (Res)

Land Size: 404 sqm approx



4 Aminga Ct CROYDON 3136 (REI/VG)

3 1 2

Agent Comments

Price: \$800,000

Method: Private Sale

Date: 11/03/2026

Property Type: House

Land Size: 374 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



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