

# 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 Kalinda Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000 & \$1,080,000

### Median sale price

Median price \$940,000 Property Type House Suburb Croydon

Period - From 16/02/2025 to 15/02/2026 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	8 Rose Ct CROYDON 3136	\$935,000	20/11/2025
2	5 Ashton Cl RINGWOOD 3134	\$1,100,250	20/10/2025
3	4 Robinson St CROYDON 3136	\$995,000	27/08/2025

**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:

16/02/2026 15:58



3   
 1   
 1

**Property Type:** House  
**Land Size:** 782 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$990,000 - \$1,080,000  
**Median House Price**  
 16/02/2025 - 15/02/2026: \$940,000

## Comparable Properties



**8 Rose Ct CROYDON 3136 (REI)**

Agent Comments

3   
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**Price:** \$935,000  
**Method:** Auction Sale  
**Date:** 20/11/2025  
**Property Type:** House (Res)  
**Land Size:** 1006 sqm approx



**5 Ashton CI RINGWOOD 3134 (REI/VG)**

Agent Comments

4   
 1   
 2

**Price:** \$1,100,250  
**Method:** Private Sale  
**Date:** 20/10/2025  
**Property Type:** House  
**Land Size:** 774 sqm approx



**4 Robinson St CROYDON 3136 (REI/VG)**

Agent Comments

3   
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 1

**Price:** \$995,000  
**Method:** Auction Sale  
**Date:** 27/08/2025  
**Property Type:** House (Res)  
**Land Size:** 834 sqm approx

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