

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

Single price \$1,200,000

Median sale price

Median price \$983,500

Property Type House

Suburb Croydon

Period - From 01/10/2025

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	28 Chesney Dr RINGWOOD 3134	\$1,045,000	09/03/2026
2	8 Rose Ct CROYDON 3136	\$935,000	20/11/2025
3	5 Ashton Cl RINGWOOD 3134	\$1,100,250	20/10/2025

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:

24/03/2026 10:48



3 1 1

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

Indicative Selling Price
 \$1,200,000
Median House Price
 December quarter 2025: \$983,500

Comparable Properties



28 Chesney Dr RINGWOOD 3134 (REI)

Agent Comments

3 1 2

Price: \$1,045,000
Method: Private Sale
Date: 09/03/2026
Property Type: House
Land Size: 745 sqm approx



8 Rose Ct CROYDON 3136 (REI/VG)

Agent Comments

3 1 1

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



5 Ashton Ct 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

Account - Barry Plant | P: 03 9874 3355



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