

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

11 Bambra Street, Croydon Vic 3136

Indicative selling price

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

Range between \$980,000

&

\$1,060,000

Median sale price

Median price \$957,500

Property Type House

Suburb Croydon

Period - From 01/04/2025

to

31/03/2026

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	46 Wandana Cr MOOROOLBARK 3138	\$995,000	21/05/2026
2	10 Thackeray Ct CROYDON 3136	\$1,050,000	27/04/2026
3	12 Meadow Rd CROYDON NORTH 3136	\$1,025,000	10/04/2026

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:

10/06/2026 15:41



 3  2  1

Property Type: House
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,060,000
Median House Price
Year ending March 2026: \$957,500

Comparable Properties



46 Wandana Cr MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  3

Price: \$995,000
Method: Private Sale
Date: 21/05/2026
Property Type: House (Res)
Land Size: 864 sqm approx



10 Thackeray Ct CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$1,050,000
Method: Sold Before Auction
Date: 27/04/2026
Property Type: House (Res)
Land Size: 1349 sqm approx



12 Meadow Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  3  3

Price: \$1,025,000
Method: Private Sale
Date: 10/04/2026
Property Type: House (Res)
Land Size: 159 sqm approx