

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

15 Sabato Street, Croydon Vic 3136

Indicative selling price

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

Range between \$835,000

&

\$915,000

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	39 Diane Cr MOOROOLBARK 3138	\$900,000	04/12/2025
2	21 Kincumber Dr CROYDON 3136	\$930,000	23/10/2025
3	147 Hull Rd CROYDON 3136	\$830,000	14/10/2025

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:

19/03/2026 14:10



Property Type: House (Previously Occupied - Detached)
Land Size: 913 sqm approx
 Agent Comments

Indicative Selling Price
 \$835,000 - \$915,000
Median House Price
 December quarter 2025: \$983,500

Comparable Properties



39 Diane Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 04/12/2025
Property Type: House
Land Size: 902 sqm approx



21 Kincumber Dr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 23/10/2025
Property Type: House (Res)
Land Size: 864 sqm approx



147 Hull Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 14/10/2025
Property Type: House
Land Size: 864 sqm approx

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