

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

24 Niel Street, Croydon Vic 3136

Indicative selling price

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

Range between \$900,000

&

\$990,000

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	6 Powell St CROYDON 3136	\$900,000	25/06/2026
2	129 Lincoln Rd CROYDON 3136	\$890,000	11/06/2026
3	15 Niel St CROYDON 3136	\$965,000	04/04/2026

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:

11/08/2026 11:50



 2  1  1

Property Type: House
Land Size: 1073 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2026: \$900,000

Comparable Properties



6 Powell St CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$900,000
Method: Private Sale
Date: 25/06/2026
Property Type: House (Res)
Land Size: 975 sqm approx



129 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments

 4  1  2

Price: \$890,000
Method: Private Sale
Date: 11/06/2026
Property Type: House (Res)
Land Size: 976 sqm approx



15 Niel St CROYDON 3136 (REI/VG)

Agent Comments

 5  2  2

Price: \$965,000
Method: Private Sale
Date: 04/04/2026
Property Type: House (Res)
Land Size: 1008 sqm approx