

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

3/29 Wicklow Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$715,000

Property Type Unit

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	5 Eileen CI CROYDON 3136	\$728,000	19/12/2025
2	8/11 Vernon St CROYDON 3136	\$715,000	16/10/2025
3	2/15 Yvonne Av CROYDON SOUTH 3136	\$752,000	10/10/2025

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:

27/03/2026 18:02

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Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

December quarter 2025: \$715,000



 2  2  1

Property Type: Townhouse

Agent Comments

Comparable Properties



5 Eileen CI CROYDON 3136 (REI/VG)

Agent Comments

 2  1  1

Price: \$728,000

Method: Private Sale

Date: 19/12/2025

Property Type: Townhouse (Single)



8/11 Vernon St CROYDON 3136 (REI/VG)

Agent Comments

 2  2  1

Price: \$715,000

Method: Private Sale

Date: 16/10/2025

Property Type: Townhouse (Res)

Land Size: 118 sqm approx



2/15 Yvonne Av CROYDON SOUTH 3136 (REI/VG)

Agent Comments

 2  2  1

Price: \$752,000

Method: Private Sale

Date: 10/10/2025

Property Type: Townhouse (Single)

Land Size: 131 sqm approx

Account - Jellis Craig | P: (03) 9908 5700