

## 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 MANDOWIE CRESCENT CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Croydon

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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 6 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 326 MAROONDAH HIGHWAY CROYDON VIC 3136 | \$895,000 | 01-Jul-25 |
| 121 LOMOND AVENUE KILSYTH VIC 3137     | \$870,000 | 26-Jul-25 |
|                                        |           |           |

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 6 months.

This Statement of Information was prepared on: 17 December 2025



**326 MAROONDAH HIGHWAY  
CROYDON VIC 3136**

 3  1  1

Sold Price **\$895,000** Sold Date **01-Jul-25**  
Distance **1.59km**



**121 LOMOND AVENUE KILSYTH VIC  
3137**

 3  1  2

Sold Price **\$870,000** Sold Date **26-Jul-25**  
Distance **1.82km**

RS = Recent sale      UN = Undisclosed Sale

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