

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

22 Blue Mist Drive, Croydon South Vic 3136

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$955,000

Property Type House

Suburb Croydon South

Period - From 01/07/2025

to

30/09/2025

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	20 Auburn Gr CROYDON SOUTH 3136	\$1,360,000	10/10/2025
2	35 Glenwood Dr CROYDON 3136	\$1,251,200	26/07/2025
3	14 Frederick St CROYDON 3136	\$1,320,014	09/07/2025

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:

03/11/2025 10:15



3 2 2

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



20 Auburn Gr CROYDON SOUTH 3136 (REI)

Agent Comments

4 2 3

Price: \$1,360,000

Method: Private Sale

Date: 10/10/2025

Property Type: House (Res)

Land Size: 447 sqm approx



35 Glenwood Dr CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,251,200

Method: Private Sale

Date: 26/07/2025

Property Type: House

Land Size: 918 sqm approx



14 Frederick St CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,320,014

Method: Private Sale

Date: 09/07/2025

Property Type: House

Land Size: 944 sqm approx