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	11 Kepsi Place, Croydon Vic 3136

Indicative selling price

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

Single price $799,000

Median sale price

Median price $960,000 Property Type House Suburb Croydon

Period - From 01/07/2025 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	151 Spriggs Dr CROYDON 3136	$785,000	03/09/2026
2	125 Spriggs Dr CROYDON 3136	$830,000	11/06/2026
3	6 Kepsi Pl CROYDON 3136	$768,000	19/04/2026

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: 09/09/2026 16:42

11 Kepsi Place, Croydon Vic 3136

JellisCraig

Ash Thompson
9870 6211
0401 205 320
ashthompson@jelliscraig.com.au



3 2 2

Property Type: Townhouse
Land Size: 233 sqm approx

Agent Comments

Indicative Selling Price
$799,000
Median House Price
Year ending June 2026: $960,000

Comparable Properties



151 Spriggs Dr CROYDON 3136 (REI)

3 2 2

Price: $785,000
Method: Private Sale
Date: 03/09/2026
Property Type: House

Agent Comments



125 Spriggs Dr CROYDON 3136 (REI)

3 2 2

Price: $830,000
Method: Private Sale
Date: 11/06/2026
Property Type: House (Res)
Land Size: 240 sqm approx

Agent Comments

6 Kepsi Pl CROYDON 3136 (VG)

3 - -

Price: $768,000
Method: Sale
Date: 19/04/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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