

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

38 Glenwood Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$895,000

&

\$980,000

Median sale price

Median price \$913,000

Property Type House

Suburb Croydon

Period - From 01/04/2024

to 31/03/2025

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	99 Murray Rd CROYDON 3136	\$900,000	21/05/2025
2	2 Valkyrie Cr RINGWOOD 3134	\$950,000	23/04/2025
3	98 Eastfield Rd CROYDON SOUTH 3136	\$917,000	04/02/2025

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:

30/06/2025 15:26

38 Glenwood Drive, Croydon Vic 3136

**Jellis
Craig**

Chris Clerke

9870 6211

0459 101 811

chrisclerke@jellisrcraig.com.au

Indicative Selling Price

\$895,000 - \$980,000

Median House Price

Year ending March 2025: \$913,000



4 2 2

Property Type: House

Land Size: 863 sqm approx

Agent Comments

Comparable Properties



99 Murray Rd CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$900,000

Method: Private Sale

Date: 21/05/2025

Property Type: House

Land Size: 885 sqm approx



2 Valkyrie Cr RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 23/04/2025

Property Type: House

Land Size: 741 sqm approx



98 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)

Agent Comments

6 2 3

Price: \$917,000

Method: Sold Before Auction

Date: 04/02/2025

Property Type: House (Res)

Land Size: 860 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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