

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

23 Lee-Ann Crescent, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$871,000

Property Type

House

Suburb

Croydon

Period - From

01/04/2025

to

30/06/2025

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	39 Smith Av CROYDON 3136	\$788,000	17/05/2025
2	1 Brenda Ct CROYDON 3136	\$781,000	16/04/2025
3	6 Nola Ct CROYDON 3136	\$795,000	21/02/2025

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:

07/08/2025 10:19

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stud
y 2 2

Property Type: House
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000

Median House Price
June quarter 2025: \$871,000

Comparable Properties



39 Smith Av CROYDON 3136 (REI/VG)

Agent Comments

3 1 5

Price: \$788,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House
Land Size: 836 sqm approx

1 Brenda Ct CROYDON 3136 (VG)

Agent Comments

3 - -

Price: \$781,000
Method: Sale
Date: 16/04/2025
Property Type: House (Res)
Land Size: 869 sqm approx



6 Nola Ct CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$795,000
Method: Private Sale
Date: 21/02/2025
Property Type: House
Land Size: 1000 sqm approx

Account - Jellis Craig | P: 03 9726 8888