Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	23 Lee-Ann Crescent, Croydon Vic 3136
Including suburb and	
postcode	

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	Pro	perty 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

Au	diess of comparable property	1 1100	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



Date of sale

JellisCraig

Justin Ross 9726 8888 0432 270 823 justinross@jelliscraig.com.au

Indicative Selling Price \$750,000 - \$790,000 Median House Price June quarter 2025: \$871,000





Property Type: House Land Size: 864 sqm approx

Agent Comments

Comparable Properties



39 Smith Av CROYDON 3136 (REI/VG)







5

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

1 Brenda Ct CROYDON 3136 (VG)

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Price: \$781,000 Method: Sale Date: 16/04/2025

Property Type: House (Res) **Land Size:** 869 sqm approx

Agent Comments





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

Account - Jellis Craig | P: 03 9726 8888





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