

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

&

\$950,000

Median sale price

Median price \$900,000

Property Type House

Suburb Croydon

Period - From 01/07/2024

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	65 Murray Rd CROYDON 3136	\$953,169	11/06/2025
2	99 Murray Rd CROYDON 3136	\$900,000	21/05/2025
3	2 Valkyrie Cr RINGWOOD 3134	\$950,000	23/04/2025

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:

23/07/2025 09:04

Chris Clerke
9870 6211
0459 101 811
chrisclerke@jellisrcraig.com.au



4 2 2

Property Type: House
Land Size: 863 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$950,000
Median House Price
Year ending June 2025: \$900,000

Comparable Properties



65 Murray Rd CROYDON 3136 (REI)

Agent Comments

4 2 2

Price: \$953,169
Method: Private Sale
Date: 11/06/2025
Property Type: House
Land Size: 836 sqm approx



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

Account - Jellis Craig | P: 03 9870 6211