

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

16 Robert Court, 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	41 Lyons Rd CROYDON NORTH 3136	\$795,000	17/06/2025
2	39 Smith Av CROYDON 3136	\$788,000	17/05/2025
3			

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:

31/07/2025 14:39

Regina Atkinson
9726 8888
0417 565 624
reginaatkinson@jelliscraig.com.au



4 2 2

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

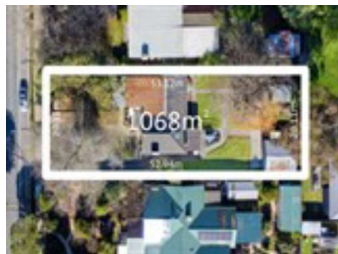
Indicative Selling Price

\$750,000 - \$790,000

Median House Price

June quarter 2025: \$871,000

Comparable Properties



41 Lyons Rd CROYDON NORTH 3136 (REI)

Agent Comments

3 1 2

Price: \$795,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 1068 sqm approx



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

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.

Account - Jellis Craig | P: 03 9726 8888