

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 Rowan Street, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$800,000

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	22 Morris Rd CROYDON 3136	\$768,000	28/06/2025
2	2/6 Edward Ct CROYDON 3136	\$765,000	26/06/2025
3	2/45 Pascoe Av CROYDON 3136	\$750,000	12/06/2025

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:

14/07/2025 17:21

16 Rowan Street, Croydon Vic 3136

**Jellis
Craig**

Brent Earney

9725 0000

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Indicative Selling Price

\$750,000 - \$800,000

Median House Price

Year ending June 2025: \$900,000



 3  2  2

Property Type: House

Land Size: 378 sqm approx

Agent Comments

Comparable Properties



22 Morris Rd CROYDON 3136 (REI)

Agent Comments

 2  1  2

Price: \$768,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 418 sqm approx



2/6 Edward Ct CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$765,000

Method: Private Sale

Date: 26/06/2025

Property Type: Unit



2/45 Pascoe Av CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$750,000

Method: Private Sale

Date: 12/06/2025

Property Type: House

Land Size: 440 sqm approx

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



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