Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$750,000	&	\$800,000
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Median sale price

Median price	\$900,000	Pro	perty 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

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 comparableproperties 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





Brent Earney 9725 0000 0409 726 136 brentearney@jelliscraig.com.au

Indicative Selling Price \$750,000 - \$800,000 **Median House Price** Year ending June 2025: \$900,000



Property Type: House Land Size: 378 sqm approx

Agent Comments

Comparable Properties



22 Morris Rd CROYDON 3136 (REI)

Price: \$768,000 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res) Land Size: 418 sqm approx

Agent Comments

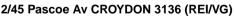


2/6 Edward Ct CROYDON 3136 (REI)

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Agent Comments

Price: \$765,000 Method: Private Sale Date: 26/06/2025 Property Type: Unit









Price: \$750,000 Method: Private Sale Date: 12/06/2025 Property Type: House Land Size: 440 sqm approx **Agent Comments**



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