# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

## Property offered for sale

3136

#### Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price	\$955,000	Pro	perty Type	House		Suburb	Croydon South
Period - From	01/07/2025	to	30/09/2025		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

7,01	aress of comparable property	1 1100	Date of Sale
1	20 Auburn Gr CROYDON SOUTH 3136	\$1,360,000	10/10/2025
2	35 Glenwood Dr CROYDON 3136	\$1,251,200	26/07/2025
3	14 Frederick St CROYDON 3136	\$1,320,014	09/07/2025

#### 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:	03/11/2025 10:15



Date of sale

# **JellisCraig**

Jack Sammut 9870 6211 0433 503 408 jacksammut@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price September quarter 2025: \$955,000



Property Type: House
Land Size: 600 sqm approx

Agent Comments

# Comparable Properties



20 Auburn Gr CROYDON SOUTH 3136 (REI)

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**Agent Comments** 

**Price:** \$1,360,000 **Method:** Private Sale **Date:** 10/10/2025

**Property Type:** House (Res) **Land Size:** 447 sqm approx



35 Glenwood Dr CROYDON 3136 (REI/VG)

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**Agent Comments** 

Price: \$1,251,200 Method: Private Sale Date: 26/07/2025 Property Type: House Land Size: 918 sqm approx



14 Frederick St CROYDON 3136 (REI/VG)

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Agent Comments

Price: \$1,320,014 Method: Private Sale Date: 09/07/2025 Property Type: House Land Size: 944 sqm approx

Account - Jellis Craig | P: 03 9870 6211





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