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	22 Hull Road, Croydon Vic 3136

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $960,000 Property Type House Suburb Croydon

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	Price	Date of sale
1	2 Yallambee Way CROYDON 3136	$785,000	07/10/2025
2	1 Mandowie Cr CROYDON 3136	$800,000	07/10/2025
3	9 French St CROYDON 3136	$885,000	14/07/2025

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: 28/11/2025 15:57

22 Hull Road, Croydon Vic 3136

JellisCraig

Adrian Nyariri
9870 6211
0455 089 610
adriannyariri@jelliscraig.com.au

Indicative Selling Price
$780,000 - $850,000
Median House Price
September quarter 2025: $960,000



3 3 2

Property Type: House
Land Size: 810 sqm approx

Agent Comments

Comparable Properties



2 Yallambee Way CROYDON 3136 (REI)

5 2 4

Price: $785,000
Method: Private Sale
Date: 07/10/2025
Property Type: House (Res)
Land Size: 946 sqm approx

Agent Comments

1 Mandowie Cr CROYDON 3136 (VG)

3 - -

Price: $800,000
Method: Sale
Date: 07/10/2025
Property Type: House (Res)
Land Size: 856 sqm approx

Agent Comments



9 French St CROYDON 3136 (REI/VG)

4 2 1

Price: $885,000
Method: Private Sale
Date: 14/07/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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