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	19a Cameron Road, Croydon Vic 3136

Indicative selling price

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

Range between $820,000 & $880,000

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	2/3 Monaro Ct MOOROOLBARK 3138	$880,000	25/12/2025
2	10A Piccadilly Ct KILSYTH 3137	$815,000	12/09/2025
3	105 Lomond Av KILSYTH 3137	$870,000	26/08/2025

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: 05/01/2026 10:57

19a Cameron Road, Croydon Vic 3136

JellisCraig



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median House Price
September quarter 2025: $960,000

Comparable Properties



2/3 Monaro Ct MOOROOLBARK 3138 (REI)

3 2 2

Price: $880,000
Method: Private Sale
Date: 25/12/2025
Property Type: Unit
Land Size: 381 sqm approx

Agent Comments



10A Piccadilly Ct KILSYTH 3137 (REI/VG)

3 1 3

Price: $815,000
Method: Private Sale
Date: 12/09/2025
Property Type: House (Res)
Land Size: 449 sqm approx

Agent Comments



105 Lomond Av KILSYTH 3137 (REI/VG)

3 2 3

Price: $870,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 427 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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