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: 20 Cheeseman Street, Croydon Vic 3136

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $983,500 Property Type House Suburb Croydon

Period - From 01/10/2025 to 31/12/2025 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	9 Drewett Cirt CROYDON 3136	$1,400,000	10/12/2025
2	20 Carroll Av CROYDON 3136	$1,500,000	01/12/2025
3	20 Oaktree Rd CROYDON NORTH 3136	$1,600,000	03/10/2025

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: 05/02/2026 14:53

20 Cheeseman Street, Croydon Vic 3136

JellisCraig

Brittany Brown
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Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
December quarter 2025: $983,500



5 2 2

Property Type: House
Land Size: 645 sqm approx

Agent Comments

Comparable Properties

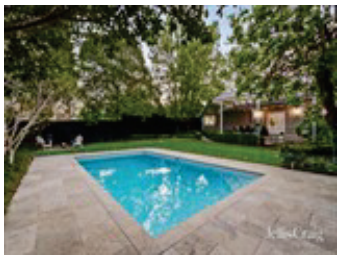


9 Drewett Cirt CROYDON 3136 (REI)

4 2 2

Price: $1,400,000
Method: Sold Before Auction
Date: 10/12/2025
Property Type: House (Res)
Land Size: 523 sqm approx

Agent Comments



20 Carroll Av CROYDON 3136 (REI/VG)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 01/12/2025
Property Type: House
Land Size: 865 sqm approx

Agent Comments



20 Oaktree Rd CROYDON NORTH 3136 (REI/VG)

4 2 3

Price: $1,600,000
Method: Private Sale
Date: 03/10/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

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