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	1/22 Diana Street, Croydon Vic 3136

Indicative selling price

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

Range between $770,000 & $840,000

Median sale price

Median price $950,000 Property Type House Suburb Croydon

Period - From 01/01/2025 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	18 Old Lilydale Rd RINGWOOD EAST 3135	$845,000	16/01/2026
2	12 Elizabeth St CROYDON 3136	$816,000	18/12/2025
3	9 Blue Mist Dr CROYDON SOUTH 3136	$795,000	22/09/2025

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: 06/02/2026 12:57

1/22 Diana Street, Croydon Vic 3136

JellisCraig

Gary Seaye
9725 0000
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3 1 2

Property Type: House
Land Size: 331 sqm approx

Agent Comments

Indicative Selling Price
$770,000 - $840,000
Median House Price
Year ending December 2025: $950,000

Comparable Properties



18 Old Lilydale Rd RINGWOOD EAST 3135 (REI)

2 1 1

Price: $845,000
Method: Private Sale
Date: 16/01/2026
Property Type: House
Land Size: 364 sqm approx

Agent Comments



12 Elizabeth St CROYDON 3136 (REI/VG)

3 1 1

Price: $816,000
Method: Auction Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 441 sqm approx

Agent Comments



9 Blue Mist Dr CROYDON SOUTH 3136 (REI/VG)

3 1 2

Price: $795,000
Method: Private Sale
Date: 22/09/2025
Property Type: House (Res)
Land Size: 432 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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