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	2/3 Parrs Road, Croydon Vic 3136

Indicative selling price

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

Range between $790,000 & $850,000

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	2/24 Vinter Av CROYDON 3136	$810,000	31/03/2026
2	1/38 Jackson St CROYDON 3136	$790,000	05/03/2026
3	2/15 Bayswater Rd CROYDON 3136	$820,000	06/12/2025

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: 01/04/2026 12:14

2/3 Parrs Road, Croydon Vic 3136

JellisCraig

Kristy Djordevic
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4 2 1

Property Type: Townhouse (Single)
Land Size: 229 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median House Price
Year ending December 2025: $950,000

Comparable Properties



2/24 Vinter Av CROYDON 3136 (REI)

3 2 2

Price: $810,000
Method: Private Sale
Date: 31/03/2026
Property Type: Townhouse (Single)
Land Size: 269 sqm approx

Agent Comments



1/38 Jackson St CROYDON 3136 (REI)

3 2 2

Price: $790,000
Method: Private Sale
Date: 05/03/2026
Property Type: Unit
Land Size: 240 sqm approx

Agent Comments



2/15 Bayswater Rd CROYDON 3136 (VG)

3 - -

Price: $820,000
Method: Sale
Date: 06/12/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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