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: 8 Lee-Ann Crescent, Croydon Vic 3136

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $797,500 Property Type Townhouse Suburb Croydon

Period - From 21/03/2025 to 20/03/2026 Source Property Data

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	4 Aminga Ct CROYDON 3136	$800,000	11/03/2026
2	2/11 Dixon Av CROYDON 3136	$822,500	28/02/2026
3	153 Spriggs Dr CROYDON 3136	$780,000	21/01/2026

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: 21/03/2026 16:16

8 Lee-Ann Crescent, Croydon Vic 3136

JellisCraig

Jessica Clarke
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Indicative Selling Price
$750,000 - $800,000
Median Townhouse Price
21/03/2025 - 20/03/2026: $797,500



3 2 2

Property Type: House
Land Size: 400 sqm approx

Agent Comments

Comparable Properties



4 Aminga Ct CROYDON 3136 (REI)

3 1 2

Price: $800,000
Method: Private Sale
Date: 11/03/2026
Property Type: House
Land Size: 374 sqm approx

Agent Comments



2/11 Dixon Av CROYDON 3136 (REI)

3 2 2

Price: $822,500
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 326 sqm approx

Agent Comments



153 Spriggs Dr CROYDON 3136 (REI)

3 2 2

Price: $780,000
Method: Auction Sale
Date: 21/01/2026
Property Type: House
Land Size: 176 sqm approx

Agent Comments

REIV THE DIFFERENCE

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