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: 2/93 Hull Road, Croydon Vic 3136

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $919,250 Property Type House Suburb Croydon

Period - From 01/01/2026 to 31/03/2026 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	1 Newhaven La CROYDON 3136	$873,000	07/05/2026
2	2/3 Parrs Rd CROYDON 3136	$841,000	07/04/2026
3			

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: 09/06/2026 15:28

2/93 Hull Road, Croydon Vic 3136

JellisCraig

Gary Seaye
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4 3 2

Property Type: Townhouse
Land Size: 227 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
March quarter 2026: $919,250

Comparable Properties



1 Newhaven La CROYDON 3136 (REI)

4 2 2

Price: $873,000
Method: Private Sale
Date: 07/05/2026
Property Type: Townhouse (Single)
Land Size: 395 sqm approx

Agent Comments



2/3 Parrs Rd CROYDON 3136 (REI/VG)

4 2 1

Price: $841,000
Method: Private Sale
Date: 07/04/2026
Property Type: Townhouse (Res)
Land Size: 229 sqm approx

Agent Comments

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.

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