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: 15a Stephen Crescent, Croydon Vic 3136

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $957,500 Property Type House Suburb Croydon

Period - From 01/04/2025 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	3/191 Bayswater Rd BAYSWATER NORTH 3153	$970,000	02/05/2026
2	3/2 Belmont Rd.W CROYDON SOUTH 3136	$1,037,500	29/04/2026
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: 26/05/2026 11:52

15a Stephen Crescent, Croydon Vic 3136

JellisCraig

Joseph Corsi
9870 6211
0418 149 290
josephcorsi@jelliscraig.com.au

Indicative Selling Price
$960,000 - $1,050,000
Median House Price
Year ending March 2026: $957,500



4 2 2

Property Type: House
Land Size: 329 sqm approx

Agent Comments

Comparable Properties



3/191 Bayswater Rd BAYSWATER NORTH 3153 (REI)

4 3 2

Price: $970,000
Method: Private Sale
Date: 02/05/2026
Property Type: Townhouse (Single)
Land Size: 249 sqm approx

Agent Comments



3/2 Belmont Rd.W CROYDON SOUTH 3136 (REI/VG)

4 3 2

Price: $1,037,500
Method: Sold Before Auction
Date: 29/04/2026
Property Type: Townhouse (Res)
Land Size: 257 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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