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	67 Barclay Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $965,000 Property Type House Suburb Croydon

Period - From 15/05/2025 to 14/05/2026 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	70 Geoffrey Dr KILSYTH 3137	$1,150,300	06/05/2026
2	12 Dumosa Av CROYDON 3136	$1,000,000	30/04/2026
3	36 Sellick Dr CROYDON 3136	$990,000	26/03/2026

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: 15/05/2026 13:27

67 Barclay Avenue, Croydon Vic 3136

Chelsea Van Der Veen
9735 0000
0456 393 436
chelseavanderveen@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
15/05/2025 - 14/05/2026: $965,000

Comparable Properties



70 Geoffrey Dr KILSYTH 3137 (REI)

4 2 2

Price: $1,150,300
Method: Private Sale
Date: 06/05/2026
Property Type: House
Land Size: 864 sqm approx

Agent Comments



12 Dumosa Av CROYDON 3136 (REI)

5 2 4

Price: $1,000,000
Method: Private Sale
Date: 30/04/2026
Property Type: House
Land Size: 843 sqm approx

Agent Comments



36 Sellick Dr CROYDON 3136 (REI)

4 2 2

Price: $990,000
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 905 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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