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: 39A Ronald Road, Croydon Vic 3136

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $804,000 Property Type Townhouse Suburb Croydon

Period - From 11/05/2025 to 10/05/2026 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	2/24 Vinter Av CROYDON 3136	$810,000	17/03/2026
2	3/18 Carcoola Rd RINGWOOD EAST 3135	$850,000	07/03/2026
3	1/38 Jackson St CROYDON 3136	$790,000	05/03/2026

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: 11/05/2026 10:31

39A Ronald Road, Croydon Vic 3136

JellisCraig

Joseph Corsi
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Indicative Selling Price
$790,000 - $860,000
Median Townhouse Price
11/05/2025 - 10/05/2026: $804,000



3 2 2

Property Type: Townhouse (Single)
Land Size: 274 sqm approx

Agent Comments

Comparable Properties



2/24 Vinter Av CROYDON 3136 (REI/VG)

3 2 2

Price: $810,000
Method: Private Sale
Date: 17/03/2026
Property Type: Townhouse (Res)
Land Size: 269 sqm approx

Agent Comments



3/18 Carcoola Rd RINGWOOD EAST 3135 (REI)

3 2 2

Price: $850,000
Method: Private Sale
Date: 07/03/2026
Property Type: Unit

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

REIV THE DIFFERENCE

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