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: 20 Plymouth Road, Croydon Vic 3136

Indicative selling price

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

Range between $780,000 & $850,000

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	8/6 Patrick Av CROYDON NORTH 3136	$815,000	29/04/2026
2	1/6 Patrick Av CROYDON NORTH 3136	$800,000	24/03/2026
3	2/11 Dixon Av CROYDON 3136	$822,500	28/02/2026

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: 11/06/2026 10:38

20 Plymouth Road, Croydon Vic 3136

JellisCraig

Joseph Corsi
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Indicative Selling Price
$780,000 - $850,000
Median House Price
March quarter 2026: $919,250



3 2 2

Property Type: House
Land Size: 550 sqm approx

Agent Comments

Comparable Properties



8/6 Patrick Av CROYDON NORTH 3136 (REI)

3 2 2

Price: $815,000
Method: Private Sale
Date: 29/04/2026
Property Type: Unit
Land Size: 548 sqm approx

Agent Comments



1/6 Patrick Av CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: $800,000
Method: Private Sale
Date: 24/03/2026
Property Type: Unit
Land Size: 351 sqm approx

Agent Comments



2/11 Dixon Av CROYDON 3136 (REI/VG)

3 2 2

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

Agent Comments

REIV THE DIFFERENCE

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