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: 3 Broughton Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $820,000 & $880,000

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 5 Edith Av CROYDON 3136	$915,000	24/01/2026
2		
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 12:25

3 Broughton Avenue, Croydon Vic 3136

JellisCraig

William Lyall
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0411 823 337
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3 1 2

Property Type: House
Land Size: 445 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median House Price
Year ending March 2026: $957,500

Comparable Properties



5 Edith Av CROYDON 3136 (REI/VG)

3 2 2

Price: $915,000
Method: Private Sale
Date: 24/01/2026
Property Type: House
Land Size: 592 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.

REIV THE DIFFERENCE | propertydata.com.au

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