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	16A Clare Street, Croydon South Vic 3136

Indicative selling price

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

Range between $960,000 & $995,000

Median sale price

Median price $945,000 Property Type House Suburb Croydon South

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	23a Belmont Rd.W CROYDON SOUTH 3136	$928,000	29/01/2026
2	1 Woodford Cl RINGWOOD EAST 3135	$965,000	02/04/2026
3	2/19 Ainslie Park Av CROYDON 3136	$1,000,000	31/01/2026

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: 13/06/2026 13:12

16A Clare Street, Croydon South Vic 3136

JellisCraig

Brent Earney
9725 0000
0409 726 136
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3 2 2

Property Type: House
Land Size: 460 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $995,000
Median House Price
Year ending March 2026: $945,000

Comparable Properties



23a Belmont Rd.W CROYDON SOUTH 3136 (REI/VG)

3 2 2

Price: $928,000
Method: Sold Before Auction
Date: 29/01/2026
Property Type: House (Res)
Land Size: 531 sqm approx

Agent Comments



1 Woodford Cl RINGWOOD EAST 3135 (REI)

3 1 2

Price: $965,000
Method: Private Sale
Date: 02/04/2026
Property Type: House (Res)
Land Size: 428 sqm approx

Agent Comments



2/19 Ainslie Park Av CROYDON 3136 (REI/VG)

3 2 2

Price: $1,000,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 484 sqm approx

Agent Comments

REIV THE DIFFERENCE

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