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	16 Long View Road, Croydon South Vic 3136

Indicative selling price

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

Range between $1,180,000 & $1,230,000

Median sale price

Median price $943,250 Property Type House Suburb Croydon South

Period - From 01/07/2025 to 30/06/2026 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	65 Gracedale Av RINGWOOD EAST 3135	$1,250,000	11/05/2026
2	52 Andrew Cr CROYDON SOUTH 3136	$1,200,000	06/03/2026
3	37 Bayswater Rd CROYDON 3136	$1,186,000	21/02/2026

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: 06/07/2026 12:20

16 Long View Road, Croydon South Vic 3136

JellisCraig

Sharyn de Vries
9870 6211
0401 031 082
sharyndevries@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 870 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,230,000
Median House Price
Year ending June 2026: $943,250

Comparable Properties



65 Gracedale Av RINGWOOD EAST 3135 (REI)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 11/05/2026
Property Type: House
Land Size: 1076 sqm approx

Agent Comments



52 Andrew Cr CROYDON SOUTH 3136 (REI)

4 3 3

Price: $1,200,000
Method: Private Sale
Date: 06/03/2026
Property Type: House
Land Size: 863 sqm approx

Agent Comments



37 Bayswater Rd CROYDON 3136 (REI/VG)

4 2 2

Price: $1,186,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 1009 sqm approx

Agent Comments

REIV THE DIFFERENCE

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