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	11 Bambra Street, Croydon Vic 3136

Indicative selling price

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

Range between $880,000 & $960,000

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	46 Wandana Cr MOOROOLBARK 3138	$995,000	21/05/2026
2	26 View St CROYDON 3136	$894,000	23/04/2026
3	21 Highland Cr MOOROOLBARK 3138	$930,000	06/03/2026

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: 18/06/2026 10:36

11 Bambra Street, Croydon Vic 3136

JellisCraig

Neo Wei
9870 6211
0420 309 891
NeoWei@jelliscraig.com.au



3 2 1

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $960,000
Median House Price
Year ending March 2026: $957,500

Comparable Properties



46 Wandana Cr MOOROOLBARK 3138 (REI)

3 2 3

Price: $995,000
Method: Private Sale
Date: 21/05/2026
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



26 View St CROYDON 3136 (REI/VG)

3 2 2

Price: $894,000
Method: Private Sale
Date: 23/04/2026
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments



21 Highland Cr MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $930,000
Method: Private Sale
Date: 06/03/2026
Property Type: House (Res)
Land Size: 876 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata.com.au

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