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	10 Gordon Street, Croydon Vic 3136

Indicative selling price

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

Range between $800,000 & $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	1/69 Kent Av CROYDON 3136	$850,000	01/05/2026
2	1a Tennyson Av KILSYTH 3137	$855,500	24/04/2026
3	5 Clement Cr CROYDON 3136	$890,000	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: 17/06/2026 14:48

10 Gordon Street, Croydon Vic 3136

JellisCraig

Jack Sammut
9870 6211
0433 503 408
jacksammut@jelliscraig.com.au

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending March 2026: $957,500



4 2 4

Property Type: House
Land Size: 559 sqm approx

Agent Comments

Comparable Properties



1/69 Kent Av CROYDON 3136 (REI)

3 2 2

Price: $850,000
Method: Private Sale
Date: 01/05/2026
Property Type: Unit
Land Size: 423 sqm approx

Agent Comments



1a Tennyson Av KILSYTH 3137 (REI/VG)

4 2 2

Price: $855,500
Method: Private Sale
Date: 24/04/2026
Property Type: House
Land Size: 405 sqm approx

Agent Comments



5 Clement Cr CROYDON 3136 (REI/VG)

3 2 1

Price: $890,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 528 sqm approx

Agent Comments

REIV THE DIFFERENCE

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