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	47 Central Avenue, Croydon South Vic 3136

Indicative selling price

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

Range between $770,000 & $830,000

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	89 Lusher Rd CROYDON 3136	$820,000	22/06/2026
2	21 Illawara Cr BAYSWATER NORTH 3153	$772,000	11/06/2026
3	8 Shrubby Wlk CROYDON SOUTH 3136	$840,000	08/04/2026

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: 21/07/2026 15:18

47 Central Avenue, Croydon South Vic 3136

JellisCraig

Jen Harlow
9870 6211
0415 356 657
jenharlow@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 426 sqm approx

Agent Comments

Indicative Selling Price
$770,000 - $830,000
Median House Price
Year ending June 2026: $943,250

Comparable Properties



89 Lusher Rd CROYDON 3136 (REI)

3 1 1

Price: $820,000
Method: Private Sale
Date: 22/06/2026
Property Type: House
Land Size: 1103 sqm approx

Agent Comments



21 Illawara Cr BAYSWATER NORTH 3153 (REI)

3 1 2

Price: $772,000
Method: Private Sale
Date: 11/06/2026
Property Type: House
Land Size: 420 sqm approx

Agent Comments



8 Shrubby Wlk CROYDON SOUTH 3136 (REI/VG)

3 1 3

Price: $840,000
Method: Private Sale
Date: 08/04/2026
Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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