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	40 Sellick Drive, Croydon Vic 3136

Indicative selling price

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

Single price $799,999

Median sale price

Median price $960,000 Property Type House Suburb Croydon

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	30 Mirang Av CROYDON 3136	$760,000	14/05/2026
2	102 Eastfield Rd CROYDON SOUTH 3136	$805,000	21/02/2026
3	1/19 Sellick Dr CROYDON 3136	$822,000	20/01/2026

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: 09/07/2026 13:08

40 Sellick Drive, Croydon Vic 3136

JellisCraig

Alan Hodges
9870 6211
0402 767 200
alanhodges@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 402 sqm approx

Agent Comments

Indicative Selling Price
$799,999
Median House Price
Year ending June 2026: $960,000

Comparable Properties



30 Mirang Av CROYDON 3136 (REI/VG)

3 1 2

Price: $760,000
Method: Private Sale
Date: 14/05/2026
Property Type: House (Res)
Land Size: 365 sqm approx

Agent Comments



102 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)

3 1 2

Price: $805,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 416 sqm approx

Agent Comments



1/19 Sellick Dr CROYDON 3136 (REI/VG)

3 1 2

Price: $822,000
Method: Private Sale
Date: 20/01/2026
Property Type: House
Land Size: 415 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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