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	2/49 Fortuna Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $860,000 & $920,000

Median sale price

Median price $695,000 Property Type Unit 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	39a Ronald Rd CROYDON 3136	$840,000	15/05/2026
2	5/66 Bayswater Rd CROYDON 3136	$907,000	08/05/2026
3	2/25 Vinter Av CROYDON 3136	$945,000	20/02/2026

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: 30/06/2026 16:00

2/49 Fortuna Avenue, Croydon Vic 3136

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



3 2 2

Property Type: Unit
Land Size: 362 sqm approx

Agent Comments

Indicative Selling Price
$860,000 - $920,000
Median Unit Price
Year ending March 2026: $695,000

Comparable Properties



39a Ronald Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $840,000
Method: Private Sale
Date: 15/05/2026
Property Type: Townhouse (Res)
Land Size: 274 sqm approx

Agent Comments



5/66 Bayswater Rd CROYDON 3136 (REI)

3 2 2

Price: $907,000
Method: Private Sale
Date: 08/05/2026
Property Type: Unit
Land Size: 284 sqm approx

Agent Comments



2/25 Vinter Av CROYDON 3136 (REI/VG)

3 2 2

Price: $945,000
Method: Private Sale
Date: 20/02/2026
Property Type: Unit
Land Size: 265 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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