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	45 Faraday Road, Croydon South Vic 3136

Indicative selling price

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

Range between $700,000 & $770,000

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	20/51 Bayfield Rd.W BAYSWATER NORTH 3153	$780,000	25/06/2026
2	3 Newell St BAYSWATER NORTH 3153	$762,500	24/03/2026
3	102 Eastfield Rd CROYDON SOUTH 3136	$805,000	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: 30/07/2026 09:44

45 Faraday Road, Croydon South Vic 3136

JellisCraig

Chris Clerke
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Indicative Selling Price
$700,000 - $770,000
Median House Price
Year ending June 2026: $943,250



3 2 2

Property Type: House
Land Size: 476 sqm approx

Agent Comments

Comparable Properties



20/51 Bayfield Rd.W BAYSWATER NORTH 3153 (REI)

3 2 2

Price: $780,000
Method: Private Sale
Date: 25/06/2026
Property Type: House (Res)
Land Size: 377 sqm approx

Agent Comments



3 Newell St BAYSWATER NORTH 3153 (REI)

3 1 1

Price: $762,500
Method: Private Sale
Date: 24/03/2026
Rooms: 5
Property Type: House (Res)
Land Size: 351 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

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