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	8 Thackeray Court, Croydon Vic 3136

Indicative selling price

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

Single price: $850,000

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	63 Diane Cr CROYDON 3136	$809,000	27/06/2026
2	16 Hyton Cr CROYDON 3136	$865,000	12/06/2026
3	2 Emily Ct CROYDON 3136	$855,000	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: 27/07/2026 15:39

8 Thackeray Court, Croydon Vic 3136

JellisCraig

Adrian Nyariri
9870 6211
0455 089 610
adriannyariri@jelliscraig.com.au

Indicative Selling Price
$850,000
Median House Price
Year ending June 2026: $960,000



4 2 4

Property Type: House
Land Size: 872 sqm approx

Agent Comments

Comparable Properties



63 Diane Cr CROYDON 3136 (REI)

3 2 2

Price: $809,000
Method: Private Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 1038 sqm approx

Agent Comments



16 Hyton Cr CROYDON 3136 (REI)

3 1 1

Price: $865,000
Method: Sold Before Auction
Date: 12/06/2026
Property Type: House (Res)
Land Size: 939 sqm approx

Agent Comments



2 Emily Ct CROYDON 3136 (REI/VG)

3 2 2

Price: $855,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 929 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata.com.au

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