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: 77a Hull Road, Croydon Vic 3136

Indicative selling price

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

Range between $720,000 & $790,000

Median sale price

Median price $720,000 Property Type Unit Suburb Croydon

Period - From 01/04/2026 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	2/314 Mt Dandenong Rd CROYDON 3136	$785,000	07/05/2026
2	6 Kepsi Pl CROYDON 3136	$768,000	19/04/2026
3	1/38 Jackson St CROYDON 3136	$790,000	05/03/2026

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 13:18

77a Hull Road, Croydon Vic 3136

JellisCraig

Jack Sammut
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Indicative Selling Price
$720,000 - $790,000
Median Unit Price
June quarter 2026: $720,000



3 2 2

Property Type: Townhouse
Land Size: 228 sqm approx

Agent Comments

Comparable Properties



2/314 Mt Dandenong Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $785,000
Method: Private Sale
Date: 07/05/2026
Property Type: Townhouse (Single)
Land Size: 177 sqm approx

Agent Comments

6 Kepsi Pl CROYDON 3136 (VG)

3 - -

Price: $768,000
Method: Sale
Date: 19/04/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/38 Jackson St CROYDON 3136 (REI/VG)

3 2 2

Price: $790,000
Method: Private Sale
Date: 05/03/2026
Property Type: Unit
Land Size: 240 sqm approx

Agent Comments

REIV THE DIFFERENCE

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