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: 20 Clare Street, Croydon Vic 3136

## Indicative selling price

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

Range between $750,000 & $825,000

## 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 | 103 Patterson St RINGWOOD EAST 3135 | $765,000 | 01/07/2026 |
| 2 | 89 Lusher Rd CROYDON 3136 | $820,000 | 22/06/2026 |
| 3 | 17 Eastfield Rd RINGWOOD EAST 3135 | $840,000 | 14/05/2026 |

**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: 06/08/2026 12:06

20 Clare Street, Croydon Vic 3136

JellisCraig

Jack Sammut
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**Indicative Selling Price**
$750,000 - $825,000
**Median House Price**
Year ending June 2026: $960,000




3 1 2

**Property Type:** House
**Land Size:** 836 sqm approx

Agent Comments

# Comparable Properties



**103 Patterson St RINGWOOD EAST 3135 (REI)**

3 1 2

**Price:** $765,000
**Method:** Private Sale
**Date:** 01/07/2026
**Property Type:** House (Res)
**Land Size:** 307 sqm approx

Agent Comments



**89 Lusher Rd CROYDON 3136 (REI/VG)**

3 1 1

**Price:** $820,000
**Method:** Private Sale
**Date:** 22/06/2026
**Property Type:** House
**Land Size:** 1103 sqm approx

Agent Comments



**17 Eastfield Rd RINGWOOD EAST 3135 (REI)**

3 1 1

**Price:** $840,000
**Method:** Private Sale
**Date:** 14/05/2026
**Property Type:** House
**Land Size:** 842 sqm approx

Agent Comments



REIV THE DIFFERENCE

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