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	17 Ryland Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $965,000 Property Type House Suburb Croydon

Period - From 12/06/2025 to 11/06/2026 Source Property Data

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	16 Hyton Cr CROYDON 3136	$865,000	12/06/2026
2	16 Croydon Way CROYDON 3136	$870,000	30/12/2025
3	22b Yarraduct Pl.S CROYDON 3136	$896,500	18/12/2025

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: 12/06/2026 11:34

17 Ryland Avenue, Croydon Vic 3136



3 1 1

Rooms: 5
Property Type: House
Land Size: 1030 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
12/06/2025 - 11/06/2026: $965,000

Comparable Properties



16 Hyton Cr CROYDON 3136 (REI)

3 1 1

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

Agent Comments



16 Croydon Way CROYDON 3136 (REI/VG)

3 1 2

Price: $870,000
Method: Private Sale
Date: 30/12/2025
Property Type: House (Res)
Land Size: 889 sqm approx

Agent Comments



22b Yarraduct Pl.S CROYDON 3136 (REI)

3 2 6

Price: $896,500
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 896 sqm approx

Agent Comments

Account - Woodards | P: 0390563899

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