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	36a Olympus Drive, Croydon South Vic 3136

Indicative selling price

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

Range between $835,000 & $895,000

Median sale price

Median price $928,000 Property Type House Suburb Croydon South

Period - From 01/01/2026 to 31/03/2026 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 Andrew Cr CROYDON SOUTH 3136	$895,000	12/05/2026
2	3/14 Lusher Rd CROYDON 3136	$910,000	04/05/2026
3	16 Croydon Way CROYDON 3136	$870,000	30/12/2025

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: 18/06/2026 09:23

36a Olympus Drive, Croydon South Vic 3136



3 2 1

Property Type: House
Land Size: 269 sqm approx

Agent Comments

Indicative Selling Price
$835,000 - $895,000
Median House Price
March quarter 2026: $928,000

Comparable Properties



2 Andrew Cr CROYDON SOUTH 3136 (REI)

3 2 3

Price: $895,000
Method: Private Sale
Date: 12/05/2026
Property Type: House (Res)
Land Size: 456 sqm approx

Agent Comments



3/14 Lusher Rd CROYDON 3136 (REI)

3 2 2

Price: $910,000
Method: Private Sale
Date: 04/05/2026
Property Type: Townhouse (Res)
Land Size: 272 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

Account - Woodards | P: 0390563899

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