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	6 Wicklow Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

Median price $900,000 Property Type House Suburb Croydon

Period - From 01/07/2024 to 30/06/2025 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	4 Kallay St CROYDON 3136	$720,000	22/08/2025
2	8 Apollo Ct CROYDON SOUTH 3136	$730,000	09/08/2025
3	1/36-38 Hull Rd CROYDON 3136	$705,000	24/07/2025

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: 10/09/2025 15:53

6 Wicklow Avenue, Croydon Vic 3136

JellisCraig

Chris Clerke
9870 6211
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chrisclerke@jelliscraig.com.au

Indicative Selling Price
$680,000 - $740,000
Median House Price
Year ending June 2025: $900,000



2 1 2

Property Type: House
Land Size: 407 sqm approx

Agent Comments

Comparable Properties



4 Kallay St CROYDON 3136 (REI)

3 1 1

Price: $720,000
Method: Private Sale
Date: 22/08/2025
Property Type: House
Land Size: 383 sqm approx

Agent Comments



8 Apollo Ct CROYDON SOUTH 3136 (REI)

3 1 1

Price: $730,000
Method: Private Sale
Date: 09/08/2025
Property Type: House
Land Size: 397 sqm approx

Agent Comments



1/36-38 Hull Rd CROYDON 3136 (REI)

2 1 2

Price: $705,000
Method: Sold Before Auction
Date: 24/07/2025
Property Type: Unit
Land Size: 345 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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