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	3/15 Gladys Grove, Croydon Vic 3136

Indicative selling price

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

Range between $900,000 & $990,000

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	2/15 Gladys Gr CROYDON 3136	$1,011,800	17/04/2025
2	2/13 William Rd CROYDON 3136	$910,500	11/03/2025
3	1/23 Ronald Rd CROYDON 3136	$975,000	01/03/2025

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: 26/08/2025 10:04

3/15 Gladys Grove, Croydon Vic 3136

Mitch Grey
9725 0000
0439 033 118
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4 2 2

Property Type: Townhouse
Land Size: 229 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending June 2025: $900,000

Comparable Properties



2/15 Gladys Gr CROYDON 3136 (REI/VG)

4 2 2

Price: $1,011,800
Method: Private Sale
Date: 17/04/2025
Property Type: Townhouse (Single)

Agent Comments



2/13 William Rd CROYDON 3136 (REI/VG)

4 3 2

Price: $910,500
Method: Private Sale
Date: 11/03/2025
Property Type: House
Land Size: 221 sqm approx

Agent Comments



1/23 Ronald Rd CROYDON 3136 (REI/VG)

4 2 2

Price: $975,000
Method: Private Sale
Date: 01/03/2025
Property Type: Townhouse (Single)

Agent Comments

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