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	8/11 Vernon Street, Croydon Vic 3136

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $765,500 Property Type Townhouse Suburb Croydon

Period - From 18/09/2024 to 17/09/2025 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	2/20 Lusher Rd CROYDON 3136	$651,500	14/06/2025
2	4/13 Old Lilydale Rd RINGWOOD EAST 3135	$710,000	06/05/2025
3			

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: 18/09/2025 14:42

8/11 Vernon Street, Croydon Vic 3136

JellisCraig

Brent Earney
9725 0000
0409 726 136
brentearney@jelliscraig.com.au



2 2 1

Property Type: Townhouse
Land Size: 118m2 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Townhouse Price
18/09/2024 - 17/09/2025: $765,500

Comparable Properties



2/20 Lusher Rd CROYDON 3136 (REI/VG)

2 2 1

Price: $651,500
Method: Private Sale
Date: 14/06/2025
Property Type: Townhouse (Single)
Land Size: 100 sqm approx

Agent Comments

4/13 Old Lilydale Rd RINGWOOD EAST 3135 (REI/VG)

2 2 1

Price: $710,000
Method: Private Sale
Date: 06/05/2025
Property Type: Townhouse (Res)
Land Size: 115 sqm approx

Agent Comments

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.

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