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	12a Gladys Grove, Croydon Vic 3136

Indicative selling price

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

Range between $950,000 & $1,040,000

Median sale price

Median price $960,000 Property Type House Suburb Croydon

Period - From 01/07/2025 to 30/09/2025 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	9/7 Gladys Gr CROYDON 3136	$945,000	13/06/2025
2	11a Melton Gr CROYDON 3136	$992,000	24/05/2025
3	2/3 Heathfield Ct CROYDON 3136	$1,055,000	23/05/2025

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: 03/10/2025 14:39

12a Gladys Grove, Croydon Vic 3136

JellisCraig

Jack Sammut
9870 6211
0433 503 408
jacksammut@jelliscraig.com.au

Indicative Selling Price
$950,000 - $1,040,000
Median House Price
September quarter 2025: $960,000



3 2 2

Property Type: House
Land Size: 654 sqm approx

Agent Comments

Comparable Properties



9/7 Gladys Gr CROYDON 3136 (REI/VG)

3 2 2

Price: $945,000
Method: Private Sale
Date: 13/06/2025
Property Type: Unit
Land Size: 510 sqm approx

Agent Comments



11a Melton Gr CROYDON 3136 (REI/VG)

3 2 2

Price: $992,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 470 sqm approx

Agent Comments



2/3 Heathfield Ct CROYDON 3136 (REI/VG)

3 2 2

Price: $1,055,000
Method: Private Sale
Date: 23/05/2025
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE

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