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	3/9 Fortuna Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $495,000 & $540,000

Median sale price

Median price $730,000 Property Type Unit 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	1/65 Hewish Rd CROYDON 3136	$531,000	18/08/2025
2	2/189 Bayswater Rd BAYSWATER NORTH 3153	$495,000	09/08/2025
3	3/301 Mt Dandenong Rd CROYDON 3136	$496,000	25/06/2025

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: 10/11/2025 11:56

3/9 Fortuna Avenue, Croydon Vic 3136

JellisCraig

Chris Clerke
9870 6211
0459 101 811
chrisclerke@jelliscraig.com.au



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$495,000 - $540,000
Median Unit Price
September quarter 2025: $730,000

Comparable Properties



1/65 Hewish Rd CROYDON 3136 (REI/VG)

2 1 2

Price: $531,000
Method: Private Sale
Date: 18/08/2025
Property Type: Unit
Land Size: 123 sqm approx

Agent Comments



2/189 Bayswater Rd BAYSWATER NORTH 3153 (REI)

2 1 1

Price: $495,000
Method: Private Sale
Date: 09/08/2025
Property Type: House

Agent Comments



3/301 Mt Dandenong Rd CROYDON 3136 (REI/VG)

2 1 1

Price: $496,000
Method: Private Sale
Date: 25/06/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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