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	4 Woodland Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $910,750 Property Type House Suburb Croydon

Period - From 01/10/2024 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	57 Old Lilydale Rd RINGWOOD EAST 3135	$843,000	02/09/2025
2	33 Woodland Av CROYDON 3136	$840,000	26/07/2025
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: 21/10/2025 15:17

4 Woodland Avenue, Croydon Vic 3136

JellisCraig

Mitch Grey
9725 0000
0439 033 118
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2 1

Property Type: House
Land Size: 1100 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending September 2025: $910,750

Comparable Properties



57 Old Lilydale Rd RINGWOOD EAST 3135 (REI)

4 2 1

Price: $843,000
Method: Private Sale
Date: 02/09/2025
Property Type: House
Land Size: 651 sqm approx

Agent Comments



33 Woodland Av CROYDON 3136 (REI)

4 1 -

Price: $840,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 1045 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.

REIV THE DIFFERENCE | propertydata.com.au

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