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: 18a Maggs Street, Croydon Vic 3136

Indicative selling price

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

Range between $950,000 & $1,020,000

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	3/5 Arundel St CROYDON 3136	$1,003,000	05/08/2025
2	11a Melton Gr CROYDON 3136	$992,000	24/05/2025
3	1d Midhurst Rd CROYDON 3136	$950,000	08/05/2025

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.~~

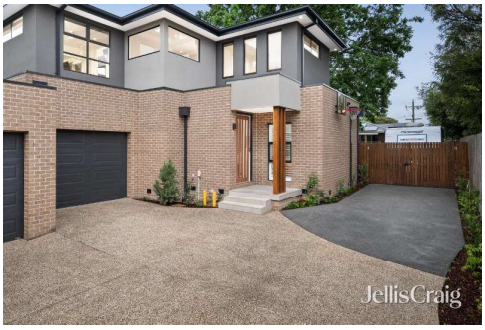
This Statement of Information was prepared on: 05/11/2025 09:34

18a Maggs Street, Croydon Vic 3136

JellisCraig

Matthew Bishop
9726 8888
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Indicative Selling Price
$950,000 - $1,020,000
Median House Price
September quarter 2025: $960,000



3 2 2

Property Type: House
Land Size: 354 sqm approx

Agent Comments

Comparable Properties



3/5 Arundel St CROYDON 3136 (REI/VG)

3 2 2

Price: $1,003,000
Method: Private Sale
Date: 05/08/2025
Property Type: House (Res)
Land Size: 287 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



1d Midhurst Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $950,000
Method: Private Sale
Date: 08/05/2025
Property Type: Townhouse (Single)
Land Size: 268 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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