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	16 Croydon Way, 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 $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	78 Kent Av CROYDON 3136	$820,000	02/10/2025
2	57 Old Lilydale Rd RINGWOOD EAST 3135	$843,000	02/09/2025
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: 22/12/2025 14:21

16 Croydon Way, Croydon Vic 3136

JellisCraig

Mitch Grey
9725 0000
0439 033 118
mitchgrey@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 889 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
September quarter 2025: $960,000

Comparable Properties



78 Kent Av CROYDON 3136 (REI/VG)

3 1 2

Price: $820,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 851 sqm approx

Agent Comments



57 Old Lilydale Rd RINGWOOD EAST 3135 (REI/VG)

4 2 1

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