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	5 Edith Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $983,500 Property Type House Suburb Croydon

Period - From 01/10/2025 to 31/12/2025 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	12 Ellesmere Av CROYDON 3136	$820,000	26/11/2025
2	30 Highland Av CROYDON 3136	$828,000	25/11/2025
3	36 Maroondah Hwy CROYDON 3136	$840,000	23/09/2025

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: 10/01/2026 14:45

5 Edith Avenue, Croydon Vic 3136

JellisCraig

William Lyall
9870 6211
0411 823 337
WilliamLyall@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 592 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
December quarter 2025: $983,500

Comparable Properties



12 Ellesmere Av CROYDON 3136 (REI)

3 2 2

Price: $820,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 747 sqm approx

Agent Comments



30 Highland Av CROYDON 3136 (VG)

3 - -

Price: $828,000
Method: Sale
Date: 25/11/2025
Property Type: House (Res)
Land Size: 416 sqm approx

Agent Comments



36 Maroondah Hwy CROYDON 3136 (REI/VG)

3 2 2

Price: $840,000
Method: Private Sale
Date: 23/09/2025
Property Type: House (Res)
Land Size: 533 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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