

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

1/16 Gladys Grove, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$960,000

Property Type House

Suburb Croydon

Period - From 01/07/2025

to

30/06/2026

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	4a Vinter Av CROYDON 3136	\$715,000	13/07/2026
2	3 Broughton Av CROYDON 3136	\$835,000	19/06/2026
3	2/51a Mt Dandenong Rd CROYDON 3136	\$770,000	03/06/2026

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:

11/08/2026 12:04

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3 1 1

Property Type: House

Land Size: 420 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

Year ending June 2026: \$960,000

Comparable Properties



4a Vinter Av CROYDON 3136 (REI)

Agent Comments

3 1 1

Price: \$715,000

Method: Private Sale

Date: 13/07/2026

Property Type: House (Res)

Land Size: 295 sqm approx



3 Broughton Av CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$835,000

Method: Private Sale

Date: 19/06/2026

Property Type: House (Res)

Land Size: 445 sqm approx



2/51a Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$770,000

Method: Private Sale

Date: 03/06/2026

Property Type: Unit

Land Size: 421 sqm approx

Account - Jellis Craig | P: 03 9870 6211