

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

1/37 Cameron Road, 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

\$705,000

Property Type

Unit

Suburb

Croydon

Period - From

26/08/2025

to

25/08/2026

Source

Property Data

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	2/9 Thackeray Ct CROYDON 3136	\$815,000	16/07/2026
2	5/17 Ruskin Av CROYDON 3136	\$812,000	10/04/2026
3	29a Ballantyne Cr KILSYTH 3137	\$791,500	13/03/2026

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:

26/08/2026 15:57



3 1 2

Property Type: Unit

Agent Comments

Comparable Properties



2/9 Thackeray Ct CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$815,000

Method: Private Sale

Date: 16/07/2026

Property Type: Unit

Land Size: 276 sqm approx



5/17 Ruskin Av CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$812,000

Method: Private Sale

Date: 10/04/2026

Property Type: Unit

Land Size: 324 sqm approx



29a Ballantyne Cr KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$791,500

Method: Private Sale

Date: 13/03/2026

Property Type: House (Res)

Land Size: 274 sqm approx

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Suburb Croydon

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to

25/08/2026

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This Statement of Information was prepared on:

26/08/2026 15:55

Patrick Donker

9726 8888

0432 045 346

patrickdonker@jellisraig.com.au

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

26/08/2025 - 25/08/2026: \$705,000



3 1 3

Property Type: Unit

Agent Comments

Comparable Properties



2/9 Thackeray Ct CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

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Method: Private Sale

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29a Ballantyne Cr KILSYTH 3137 (REI/VG)

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Account - Jellis Craig | P: 03 9726 8888