

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	1/3 Elmore Avenue, Croydon Vic 3136
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Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price	\$720,000	Property Type	Unit	Suburb	Croydon
Period - From	01/04/2026	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	76 Hull Rd CROYDON 3136	\$710,000	30/05/2026
2	7 William Rd CROYDON 3136	\$750,000	11/05/2026
3	2a Midhurst Rd CROYDON 3136	\$730,000	21/03/2026

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.

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Jack Sammut

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Indicative Selling Price

\$720,000 - \$790,000

Median Unit Price

June quarter 2026: \$720,000



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Property Type: Unit

Land Size: 353 sqm approx

Agent Comments

Comparable Properties



76 Hull Rd CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$710,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 367 sqm approx



7 William Rd CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$750,000

Method: Private Sale

Date: 11/05/2026

Property Type: House (Res)

Land Size: 588 sqm approx



2a Midhurst Rd CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$730,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 301 sqm approx

Account - Jellis Craig | P: 03 9870 6211