

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

1/96 Murray Road, Croydon Vic 3136

Indicative selling price

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

Range between \$785,000

&

\$860,000

Median sale price

Median price \$919,250

Property Type House

Suburb Croydon

Period - From 01/01/2026

to 31/03/2026

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	11 Field St CROYDON 3136	\$838,000	01/04/2026
2	42a Sevenoaks Av CROYDON 3136	\$850,000	01/04/2026
3	17 Ramble Cr CROYDON 3136	\$900,000	09/12/2025

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:

14/05/2026 22:03

Brent Earney
9725 0000
0409 726 136
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Property Type: House
Land Size: 459 sqm approx
Agent Comments

Indicative Selling Price

\$785,000 - \$860,000

Median House Price

March quarter 2026: \$919,250

Comparable Properties



11 Field St CROYDON 3136 (REI)

Agent Comments

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Price: \$838,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 446 sqm approx



42a Sevenoaks Av CROYDON 3136 (REI)

Agent Comments

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Price: \$850,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 252 sqm approx

17 Ramble Cr CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$900,000
Method: Private Sale
Date: 09/12/2025
Rooms: 4
Property Type: House (Res)
Land Size: 380 sqm approx

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354