

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

11 Rodleigh Street, Croydon Vic 3136

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

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	7 Oaktree Rd CROYDON NORTH 3136	\$1,240,922	23/07/2026
2	20 Barnard Cr CROYDON NORTH 3136	\$1,100,000	23/02/2026
3	65 Croydon Hills Dr CROYDON HILLS 3136	\$1,138,000	19/02/2026

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:

05/08/2026 13:20



Rooms: 6
Property Type: House
Land Size: 865.015 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending June 2026: \$960,000

Comparable Properties



7 Oaktree Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$1,240,922
Method: Private Sale
Date: 23/07/2026
Property Type: House (Res)
Land Size: 1044 sqm approx



20 Barnard Cr CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 23/02/2026
Property Type: House
Land Size: 754 sqm approx



65 Croydon Hills Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$1,138,000
Method: Private Sale
Date: 19/02/2026
Property Type: House (Res)
Land Size: 659 sqm approx

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