

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

11a Railway Crescent, Croydon Vic 3136

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$960,000

Property Type

House

Suburb

Croydon

Period - From

21/07/2025

to

20/07/2026

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	18 Silvergrass Ct CROYDON 3136	\$840,000	30/05/2026
2	2/34 Fortuna Av CROYDON 3136	\$830,000	07/05/2026
3	42a Sevenoaks Av CROYDON 3136	\$850,000	01/04/2026

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:

21/07/2026 11:49

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Indicative Selling Price

\$780,000 - \$850,000

Median House Price

21/07/2025 - 20/07/2026: \$960,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



18 Silvergrass Ct CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$840,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 353 sqm approx



2/34 Fortuna Av CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$830,000

Method: Private Sale

Date: 07/05/2026

Property Type: House

Land Size: 480 sqm approx



42a Sevenoaks Av CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000

Method: Private Sale

Date: 01/04/2026

Property Type: House

Land Size: 252 sqm approx

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