

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

13A Ainslie Park Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$790,000

Property Type Vacant land

Suburb Croydon

Period - From 20/05/2025

to

19/05/2026

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		
3		

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:

20/05/2026 09:36

Mitch Grey
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Indicative Selling Price

\$400,000 - \$440,000

Median Land Price

20/05/2025 - 19/05/2026: \$790,000



Property Type: Vacant Land

Land Size: 400 sqm approx

Agent Comments

Comparable Properties

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.

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



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