

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

151 Spriggs Drive, Croydon Vic 3136

Indicative selling price

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

Range between

\$740,000

&

\$795,000

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	4 Paperbark Ct CROYDON 3136	\$725,000	05/08/2026
2	125 Spriggs Dr CROYDON 3136	\$830,000	11/06/2026
3	24 Evans Dr CROYDON 3136	\$830,000	27/05/2026

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:

26/08/2026 17:02



Property Type: Land
Land Size: 246 sqm approx
Agent Comments

Indicative Selling Price
 \$740,000 - \$795,000
Median House Price
 Year ending June 2026: \$960,000

Comparable Properties



4 Paperbark Ct CROYDON 3136 (REI)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 05/08/2026
Property Type: House (Res)
Land Size: 207 sqm approx



125 Spriggs Dr CROYDON 3136 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 11/06/2026
Property Type: House (Res)
Land Size: 240 sqm approx



24 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 27/05/2026
Property Type: House (Res)
Land Size: 250 sqm approx

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