

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

16 Laird Street, Croydon Vic 3136

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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	15 Parrs Rd CROYDON 3136	\$1,112,500	26/06/2026
2	23 Pascoe Av CROYDON 3136	\$1,100,000	01/05/2026
3	17 Wyuna Wlk MOOROOLBARK 3138	\$1,200,000	31/03/2026

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:

15/07/2026 11:21



4
 1
 2

Property Type: House
Land Size: 1208 sqm approx
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 Year ending June 2026: \$960,000

Comparable Properties



15 Parrs Rd CROYDON 3136 (REI)

Agent Comments

4
 2
 2

Price: \$1,112,500
Method: Sold Before Auction
Date: 26/06/2026
Property Type: House (Res)
Land Size: 1092 sqm approx



23 Pascoe Av CROYDON 3136 (REI)

Agent Comments

4
 2
 1

Price: \$1,100,000
Method: Private Sale
Date: 01/05/2026
Property Type: House (Res)
Land Size: 1159 sqm approx



17 Wyuna Wlk MOOROOLBARK 3138 (REI)

Agent Comments

4
 2
 2

Price: \$1,200,000
Method: Private Sale
Date: 31/03/2026
Property Type: House (Res)
Land Size: 967 sqm approx

Account - Jellis Craig | P: 03 9726 8888