

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 Long View Road, Croydon South Vic 3136

Indicative selling price

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

Range between \$1,200,000

&

\$1,280,000

Median sale price

Median price \$945,000

Property Type House

Suburb Croydon South

Period - From 01/04/2025

to

31/03/2026

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	65 Gracedale Av RINGWOOD EAST 3135	\$1,250,000	11/05/2026
2	52 Andrew Cr CROYDON SOUTH 3136	\$1,200,000	06/03/2026
3	5 Lucania CI RINGWOOD EAST 3135	\$1,280,000	24/02/2026

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:

09/06/2026 12:28



4 2 2

Property Type: House

Land Size: 870 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,280,000

Median House Price

Year ending March 2026: \$945,000

Comparable Properties



65 Gracedale Av RINGWOOD EAST 3135 (REI)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Private Sale

Date: 11/05/2026

Property Type: House

Land Size: 1076 sqm approx



52 Andrew Cr CROYDON SOUTH 3136 (REI)

Agent Comments

4 3 3

Price: \$1,200,000

Method: Private Sale

Date: 06/03/2026

Property Type: House

Land Size: 863 sqm approx



5 Lucania Ct RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 2 2

Price: \$1,280,000

Method: Private Sale

Date: 24/02/2026

Property Type: House (Res)

Land Size: 864 sqm approx