

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

17 Ryland Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$957,500

Property Type House

Suburb Croydon

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	2 Emily Ct CROYDON 3136	\$855,000	21/02/2026
2	16 Croydon Way CROYDON 3136	\$870,000	30/12/2025
3	22b Yarraduct Pl.S CROYDON 3136	\$896,500	18/12/2025

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:

10/06/2026 13:58



 3  1  1

Rooms: 5
Property Type: House
Land Size: 1030 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 Year ending March 2026: \$957,500

Comparable Properties



2 Emily Ct CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$855,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 929 sqm approx



16 Croydon Way CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$870,000
Method: Private Sale
Date: 30/12/2025
Property Type: House (Res)
Land Size: 889 sqm approx



22b Yarraduct Pl S CROYDON 3136 (REI)

Agent Comments

 3  2  6

Price: \$896,500
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 896 sqm approx