

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

2/14 Ryland Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$796,500

Property Type Townhouse

Suburb Croydon

Period - From 25/05/2025

to

24/05/2026

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	39a Ronald Rd CROYDON 3136	\$840,000	25/05/2026
2	2/34 Fortuna Av CROYDON 3136	\$830,000	07/05/2026
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:

25/05/2026 15:46

Brent Earney

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Indicative Selling Price

\$800,000 - \$850,000

Median Townhouse Price

25/05/2025 - 24/05/2026: \$796,500



3 2 2

Property Type: Townhouse

Land Size: 386 sqm approx

Agent Comments

Comparable Properties



39a Ronald Rd CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$840,000

Method: Private Sale

Date: 25/05/2026

Property Type: Townhouse (Single)

Land Size: 274 sqm approx



2/34 Fortuna Av CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$830,000

Method: Private Sale

Date: 07/05/2026

Property Type: House

Land Size: 480 sqm approx

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.

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