

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

20 Dixon Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$850,000

&

\$935,000

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	58 Bambra St CROYDON 3136	\$885,000	22/04/2026
2	6 Robert Ct CROYDON 3136	\$845,000	11/04/2026
3	34 Jarvis Av CROYDON 3136	\$935,000	11/04/2026

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:

27/05/2026 12:21



3 1 2

Property Type: House

Land Size: 903 sqm approx

Agent Comments

Comparable Properties



58 Bambra St CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$885,000

Method: Private Sale

Date: 22/04/2026

Property Type: House



6 Robert Ct CROYDON 3136 (REI/VG)

Agent Comments

3 1 3

Price: \$845,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 961 sqm approx



34 Jarvis Av CROYDON 3136 (REI)

Agent Comments

3 1 3

Price: \$935,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 1189 sqm approx