

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 Plymouth Road, Croydon Vic 3136

Indicative selling price

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

Range between \$870,000

&

\$950,000

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	47 Angelica Cr CROYDON HILLS 3136	\$865,000	18/04/2026
2	1/10 Haig St CROYDON 3136	\$870,000	16/04/2026
3	5 Clement Cr CROYDON 3136	\$890,000	21/02/2026

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:

08/05/2026 10:58

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3 2 2

Property Type: House
Land Size: 550 sqm approx
Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

Year ending March 2026: \$957,500

Comparable Properties



47 Angelica Cr CROYDON HILLS 3136 (REI)

Agent Comments

3 1 2

Price: \$865,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 751 sqm approx



1/10 Haig St CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$870,000
Method: Private Sale
Date: 16/04/2026
Property Type: House
Land Size: 445 sqm approx



5 Clement Cr CROYDON 3136 (REI/VG)

Agent Comments

3 2 1

Price: \$890,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 528 sqm approx

Account - Jellis Craig | P: 03 9870 6211