

# 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

22 Lionel Crescent, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### 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 Eric St CROYDON 3136         | \$1,075,000 | 13/12/2025   |
| 2 | 33 Smith Av CROYDON 3136       | \$1,185,000 | 19/11/2025   |
| 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:

04/05/2026 12:21

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**Indicative Selling Price**  
\$1,050,000 - \$1,150,000

**Median House Price**  
Year ending March 2026: \$957,500



4   2   2

**Property Type:** House  
**Land Size:** 864 sqm approx  
**Agent Comments**

## Comparable Properties



**2 Eric St CROYDON 3136 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)  
**Land Size:** 919 sqm approx



**33 Smith Av CROYDON 3136 (REI/VG)**

**Agent Comments**

4   2   5

**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 19/11/2025  
**Property Type:** House  
**Land Size:** 836 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.