

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

26 View Street, Croydon Vic 3136

Indicative selling price

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

Range between \$850,000

&

\$920,000

Median sale price

Median price \$983,500

Property Type House

Suburb Croydon

Period - From 01/10/2025

to

31/12/2025

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	23 Mount View St CROYDON 3136	\$882,000	20/02/2026
2	19a Cameron Rd CROYDON 3136	\$910,000	20/01/2026
3	17 Cosmo Ct KILSYTH 3137	\$902,500	08/12/2025

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:

01/04/2026 11:49

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3 2 2

Property Type: House
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median House Price

December quarter 2025: \$983,500

Comparable Properties

23 Mount View St CROYDON 3136 (REI)

Agent Comments

3 2 3

Price: \$882,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: House (Res)
Land Size: 530 sqm approx



19a Cameron Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$910,000
Method: Private Sale
Date: 20/01/2026
Property Type: House (Res)
Land Size: 464 sqm approx



17 Cosmo Ct KILSYTH 3137 (REI/VG)

Agent Comments

3 2 1

Price: \$902,500
Method: Private Sale
Date: 08/12/2025
Property Type: House (Res)
Land Size: 451 sqm approx

Account - Jellis Craig | P: 03 9870 6211