

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

29a Jesmond Road, Croydon Vic 3136

Indicative selling price

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

Range between \$760,000

&

\$830,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Croydon

Period - From 01/04/2026

to 30/06/2026

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	2/9 Thackeray Ct CROYDON 3136	\$815,000	16/07/2026
2	2/26 Homer Av CROYDON SOUTH 3136	\$815,000	10/05/2026
3	2/34 Fortuna Av CROYDON 3136	\$830,000	07/05/2026

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:

18/09/2026 14:47

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3 2 2

Property Type: House
Land Size: 330 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$830,000
Median Unit Price
June quarter 2026: \$720,000

Comparable Properties



2/9 Thackeray Ct CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$815,000
Method: Private Sale
Date: 16/07/2026
Property Type: Unit
Land Size: 276 sqm approx



2/26 Homer Av CROYDON SOUTH 3136 (REI)

Agent Comments

3 1 2

Price: \$815,000
Method: Private Sale
Date: 10/05/2026
Rooms: 5
Property Type: Unit
Land Size: 353 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

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354