

# 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

3/35 Felix Grove, 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 \$545,000

&

\$595,000

### 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 | 8/10-12 Ray St CROYDON 3136       | \$625,000 | 30/04/2026   |
| 2 | 5/70 Lincoln Rd CROYDON 3136      | \$595,000 | 24/04/2026   |
| 3 | 4/96 Sherlock Rd MOOROOLBARK 3138 | \$555,000 | 21/04/2026   |

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:

13/08/2026 12:21

Chris Clerke  
9870 6211  
0459 101 811  
chrisclerke@jellisrcraig.com.au



🛏 2   🛏 1   🚗 1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$545,000 - \$595,000

**Median Unit Price**

June quarter 2026: \$720,000

## Comparable Properties



**8/10-12 Ray St CROYDON 3136 (REI)**

**Agent Comments**

🛏 2   🛏 1   🚗 1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 30/04/2026

**Property Type:** Unit

**Land Size:** 173 sqm approx



**5/70 Lincoln Rd CROYDON 3136 (REI/VG)**

**Agent Comments**

🛏 2   🛏 1   🚗 1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 24/04/2026

**Property Type:** Unit

**Land Size:** 161 sqm approx



**4/96 Sherlock Rd MOOROOLBARK 3138 (REI)**

**Agent Comments**

🛏 2   🛏 1   🚗 1

**Price:** \$555,000

**Method:** Private Sale

**Date:** 21/04/2026

**Property Type:** Unit

**Land Size:** 85 sqm approx