

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

31 Bambra Street, Croydon Vic 3136

Indicative selling price

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

Range between \$880,000

&

\$960,000

Median sale price

Median price \$960,000

Property Type House

Suburb Croydon

Period - From 01/07/2025

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	11 Bambra St CROYDON 3136	\$970,000	29/06/2026
2	129 Lincoln Rd CROYDON 3136	\$890,000	11/06/2026
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:

03/09/2026 12:40

Ash Thompson

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Indicative Selling Price

\$880,000 - \$960,000

Median House Price

Year ending June 2026: \$960,000



3 2 1

Property Type: House

Land Size: 851 sqm approx

Agent Comments

Comparable Properties



11 Bambra St CROYDON 3136 (REI)

Agent Comments

3 2 1

Price: \$970,000

Method: Private Sale

Date: 29/06/2026

Property Type: House (Res)

Land Size: 864 sqm approx



129 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments

4 1 2

Price: \$890,000

Method: Private Sale

Date: 11/06/2026

Property Type: House (Res)

Land Size: 976 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.

Account - Jellis Craig | P: 03 9870 6211