

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

4/6 Ryland Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000

&

\$815,000

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	2/2 Velma Gr RINGWOOD EAST 3135	\$800,000	15/07/2026
2	2b Diana St CROYDON 3136	\$762,000	29/04/2026
3	2/24 Vinter Av CROYDON 3136	\$810,000	17/03/2026

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:

29/07/2026 12:17



 3  2  1

Property Type: Townhouse
Land Size: 198 sqm approx
Agent Comments

Indicative Selling Price

\$750,000 - \$815,000

Median House Price

Year ending June 2026: \$960,000

Comparable Properties



2/2 Velma Gr RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  1

Price: \$800,000
Method: Private Sale
Date: 15/07/2026
Property Type: Townhouse (Single)
Land Size: 169 sqm approx



2b Diana St CROYDON 3136 (REI/VG)

Agent Comments

 2  2  2

Price: \$762,000
Method: Private Sale
Date: 29/04/2026
Property Type: Townhouse (Res)
Land Size: 271 sqm approx



2/24 Vinter Av CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$810,000
Method: Private Sale
Date: 17/03/2026
Property Type: Townhouse (Res)
Land Size: 269 sqm approx

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