

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 Woody Link, Croydon South 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 \$943,250

Property Type House

Suburb Croydon South

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	12 Hunter Ct RINGWOOD EAST 3135	\$950,000	11/09/2026
2	18 Manifold Ct CROYDON SOUTH 3136	\$888,800	20/08/2026
3	2 The Gateway CROYDON SOUTH 3136	\$910,000	13/06/2026

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:

28/09/2026 16:05

Joseph Corsi

9870 6211

0418 149 290

josephcorsi@jellisrcraig.com.au



 3  2  1

Property Type: House

Land Size: 723 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median House Price

Year ending June 2026: \$943,250

Comparable Properties



12 Hunter Ct RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 11/09/2026

Property Type: House (Res)

Land Size: 864 sqm approx



18 Manifold Ct CROYDON SOUTH 3136 (REI)

Agent Comments

 3  2  2

Price: \$888,800

Method: Sold Before Auction

Date: 20/08/2026

Property Type: House (Res)

Land Size: 487 sqm approx



2 The Gateway CROYDON SOUTH 3136 (REI)

Agent Comments

 3  2  2

Price: \$910,000

Method: Private Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 922 sqm approx

Account - Jellis Craig | P: 03 9870 6211