

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

40 Sellick Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$957,500

Property Type House

Suburb Croydon

Period - From 01/04/2025

to

31/03/2026

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	102 Eastfield Rd CROYDON SOUTH 3136	\$805,000	21/02/2026
2	1/19 Sellick Dr CROYDON 3136	\$822,000	20/01/2026
3	2/93 Lusher Rd CROYDON 3136	\$790,000	13/01/2026

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:

25/06/2026 11:02



3 1 1

Property Type: House

Land Size: 402 sqm approx

Agent Comments

Comparable Properties



102 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$805,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 416 sqm approx



1/19 Sellick Dr CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$822,000

Method: Private Sale

Date: 20/01/2026

Property Type: House

Land Size: 415 sqm approx



2/93 Lusher Rd CROYDON 3136 (REI/VG)

Agent Comments

3 1 1

Price: \$790,000

Method: Private Sale

Date: 13/01/2026

Property Type: House (Res)

Land Size: 423 sqm approx