

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

44 Webster Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

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	1 Midhurst Rd CROYDON 3136	\$1,350,000	17/03/2026
2	24 Webster Av CROYDON 3136	\$1,195,000	02/03/2026
3	9 Murray Rd CROYDON 3136	\$1,240,000	24/02/2026

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:

17/08/2026 10:14

Jessica Clarke

9870 6211

0484 326 097

jessicaclarke@jelliscraig.com.au



4 2 2

Property Type: House

Land Size: 882 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending June 2026: \$960,000

Comparable Properties



1 Midhurst Rd CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Private Sale

Date: 17/03/2026

Property Type: House (Res)

Land Size: 1200 sqm approx



24 Webster Av CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,195,000

Method: Private Sale

Date: 02/03/2026

Property Type: House

Land Size: 864 sqm approx



9 Murray Rd CROYDON 3136 (REI/VG)

Agent Comments

4 2 4

Price: \$1,240,000

Method: Auction Sale

Date: 24/02/2026

Property Type: House (Res)

Land Size: 836 sqm approx

Account - Jellis Craig | P: 03 9870 6211