

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	45 Faraday Road, Croydon South Vic 3136
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Indicative selling price

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

Range between \$790,000 & \$830,000

Median sale price

Median price	\$945,000	Property Type	House	Suburb	Croydon South
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	8 Shrubby Wlk CROYDON SOUTH 3136	\$840,000	08/04/2026
2	102 Eastfield Rd CROYDON SOUTH 3136	\$805,000	21/02/2026
3	47 Eastfield Rd RINGWOOD EAST 3135	\$825,000	22/01/2026

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.~~

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3 2 2

Property Type: House

Land Size: 476 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$830,000

Median House Price

Year ending March 2026: \$945,000

Comparable Properties



8 Shrubby Wlk CROYDON SOUTH 3136 (REI)

Agent Comments

3 1 3

Price: \$840,000

Method: Private Sale

Date: 08/04/2026

Property Type: House (Res)

Land Size: 512 sqm approx



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



47 Eastfield Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 1 1

Price: \$825,000

Method: Private Sale

Date: 22/01/2026

Property Type: House

Land Size: 434 sqm approx

Account - Jellis Craig | P: 03 9870 6211