

# 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

47 Central Avenue, Croydon South Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&

\$850,000

### 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 | 21 Illawara Cr BAYSWATER NORTH 3153 | \$772,000 | 11/06/2026   |
| 2 | 8 Shrubby Wik CROYDON SOUTH 3136    | \$840,000 | 08/04/2026   |
| 3 | 20 Belmont Rd.W CROYDON SOUTH 3136  | \$850,000 | 29/03/2026   |

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:

19/06/2026 14:55

Jen Harlow  
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**Indicative Selling Price**

\$790,000 - \$850,000

**Median House Price**

Year ending March 2026: \$945,000



3 1 1

**Property Type:** House

**Land Size:** 426 sqm approx

**Agent Comments**

## Comparable Properties



**21 Illawara Cr BAYSWATER NORTH 3153 (REI)**

**Agent Comments**

3 1 2

**Price:** \$772,000

**Method:** Private Sale

**Date:** 11/06/2026

**Property Type:** House

**Land Size:** 420 sqm approx



**8 Shrubby Wik 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



**20 Belmont Rd.W CROYDON SOUTH 3136 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 29/03/2026

**Property Type:** House (Res)

**Land Size:** 480 sqm approx

**Account - Jellis Craig** | P: 03 9870 6211