

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

6 Gum Tree Close, 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 \$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	43 Burdekin Av BAYSWATER NORTH 3153	\$1,150,000	02/05/2026
2			
3			

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:

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Chris Clerke
9870 6211
0459 101 811

chrisclerke@jelliscraig.com.au

Indicative Selling Price

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

Median House Price

Year ending March 2026: \$957,500



4 2 5

Property Type: House

Land Size: 864 sqm approx

Agent Comments

Comparable Properties



43 Burdekin Av BAYSWATER NORTH 3153 (REI)

4 2 5

Agent Comments

Price: \$1,150,000

Method: Private Sale

Date: 02/05/2026

Rooms: 6

Property Type: House (Res)

Land Size: 800 sqm approx

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.