

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

7/11-13 Ross Road, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000

&

\$820,000

Median sale price

Median price \$695,000

Property Type Unit

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	1/12 Sunbeam Av RINGWOOD EAST 3135	\$778,500	08/02/2026
2	2/93 Lusher Rd CROYDON 3136	\$790,000	13/01/2026
3	2/28 Maggs St CROYDON 3136	\$782,000	06/01/2026

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:

01/06/2026 10:23

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3 1 2

Property Type: Unit
Land Size: 335 sqm approx
Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

Year ending March 2026: \$695,000

Comparable Properties



1/12 Sunbeam Av RINGWOOD EAST 3135 (VG)

Agent Comments

3 - -

Price: \$778,500
Method: Sale
Date: 08/02/2026
Property Type: House (Res)
Land Size: 328 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



2/28 Maggs St CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$782,000
Method: Private Sale
Date: 06/01/2026
Property Type: Unit
Land Size: 232 sqm approx

Account - Jellis Craig | P: 03 9870 6211