

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

8/4 Springfield Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$550,000

&

\$575,000

Median sale price

Median price

\$691,455

Property Type

Unit

Suburb

Croydon

Period - From

01/01/2026

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	9/4 Springfield Av CROYDON 3136	\$580,000	17/03/2026
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:

30/06/2026 11:05

Brent Earney
9725 0000
0409 726 136
brentearney@jellisrcraig.com.au

Indicative Selling Price
\$550,000 - \$575,000
Median Unit Price
March quarter 2026: \$691,455



2 1 1

Property Type: Apartment
Agent Comments

Comparable Properties



9/4 Springfield Av CROYDON 3136 (VG)

Agent Comments

2 - -

Price: \$580,000
Method: Sale
Date: 17/03/2026
Property Type: Strata Unit/Flat

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.