

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

9/28-30 Ross Road, Croydon Vic 3136

Indicative selling price

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

Single price \$1,200,000

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	12A Arundel St CROYDON 3136	\$1,207,100	15/11/2025
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:

04/05/2026 15:46

9/28-30 Ross Road, Croydon Vic 3136

JellisCraig

William Lyall
9870 6211
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Indicative Selling Price

\$1,200,000

Median House Price

Year ending March 2026: \$957,500



4 2 2

Property Type: Townhouse

Land Size: 357 sqm approx

Agent Comments

Comparable Properties



12A Arundel St CROYDON 3136 (REI/VG)

3 2 2

Agent Comments

Price: \$1,207,100

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 326 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.

Account - Jellis Craig | P: 03 9870 6211



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