

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

G09/4 Alfrick Road, Croydon Vic 3136

Indicative selling price

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

Range between \$480,000

&

\$520,000

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	112/1 Lusher Rd CROYDON 3136	\$485,000	24/04/2026
2	g06/4 Alfrick Rd CROYDON 3136	\$520,000	07/03/2026
3	17/5-7 Alfrick Rd CROYDON 3136	\$500,000	09/01/2026

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:

29/06/2026 12:41

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2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
Year ending March 2026: \$695,000

Comparable Properties



112/1 Lusher Rd CROYDON 3136 (REI/VG)

Agent Comments

2 2 1

Price: \$485,000
Method: Private Sale
Date: 24/04/2026
Property Type: Apartment
Land Size: 104 sqm approx



g06/4 Alfrick Rd CROYDON 3136 (REI/VG)

Agent Comments

2 2 1

Price: \$520,000
Method: Private Sale
Date: 07/03/2026
Property Type: Apartment



17/5-7 Alfrick Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$500,000
Method: Private Sale
Date: 09/01/2026
Property Type: Apartment

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354