

# 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 6/1 Rawlinson Street, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$649,000

### Median sale price

Median price \$687,000 Property Type Unit Suburb Croydon

Period - From 01/01/2025 to 31/12/2025 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	2/12 Hartley Rd CROYDON 3136	\$640,000	30/01/2026
2	4/4 Starcross Av CROYDON 3136	\$615,000	03/12/2025
3	1/84 Sherlock Rd CROYDON 3136	\$599,950	25/11/2025

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: 11/03/2026 15:57

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**Property Type:** Unit  
**Land Size:** 270 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$649,000  
**Median Unit Price**  
Year ending December 2025: \$687,000

## Comparable Properties



2/12 Hartley Rd CROYDON 3136 (REI/VG)

**Agent Comments**

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**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 30/01/2026  
**Property Type:** Unit  
**Land Size:** 365 sqm approx



4/4 Starcross Av CROYDON 3136 (REI/VG)

**Agent Comments**

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**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** Unit  
**Land Size:** 149 sqm approx



1/84 Sherlock Rd CROYDON 3136 (VG)

**Agent Comments**

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**Price:** \$599,950  
**Method:** Sale  
**Date:** 25/11/2025  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Jellis Craig** | P: 03 9726 8888