

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 Lee-Ann Crescent, Croydon Vic 3136

Indicative selling price

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

Range between \$780,000 & \$840,000

Median sale price

Median price \$983,500 Property Type House Suburb Croydon

Period - From 01/10/2025 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	4 Cameron Rd CROYDON 3136	\$820,000	20/11/2025
2	2/6 Judith Ct CROYDON 3136	\$798,627	07/11/2025
3	1A Gretel Ct CROYDON 3136	\$907,000	17/09/2025

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: 10/03/2026 10:40



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Property Type: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price

\$780,000 - \$840,000

Median House Price

December quarter 2025: \$983,500

Comparable Properties



4 Cameron Rd CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$820,000
Method: Private Sale
Date: 20/11/2025
Property Type: House
Land Size: 354 sqm approx

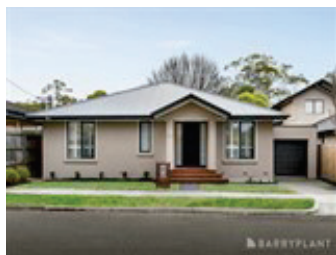


2/6 Judith Ct CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$798,627
Method: Private Sale
Date: 07/11/2025
Property Type: House (Res)
Land Size: 291 sqm approx



1A Gretel Ct CROYDON 3136 (REI)

Agent Comments

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Price: \$907,000
Method: Private Sale
Date: 17/09/2025
Property Type: House (Res)
Land Size: 344 sqm approx