

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 Shrubby Walk, Croydon South Vic 3136

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,054,000 Property Type House Suburb Croydon South

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	1 Fairford Ct BAYSWATER NORTH 3153	\$864,000	05/01/2026
2	22 Shrubby Wlk CROYDON SOUTH 3136	\$860,000	18/12/2025
3	44 Eastfield Rd CROYDON SOUTH 3136	\$830,000	01/11/2025

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:

10/03/2026 10:54

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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

December quarter 2025: \$1,054,000



3 1 2

Property Type: House

Land Size: 512 sqm approx

Agent Comments

Comparable Properties



1 Fairford Ct BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

3 1 1

Price: \$864,000

Method: Private Sale

Date: 05/01/2026

Property Type: House (Res)

Land Size: 794 sqm approx



22 Shrubby Wlk CROYDON SOUTH 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000

Method: Private Sale

Date: 18/12/2025

Property Type: House

Land Size: 552 sqm approx



44 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)

Agent Comments

3 1 3

Price: \$830,000

Method: Private Sale

Date: 01/11/2025

Property Type: House

Land Size: 487 sqm approx

Account - Jellis Craig | P: 03 9870 6211