

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

1 Baddeley Circuit, Croydon Vic 3136

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

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	11 Scurry Dr CROYDON 3136	\$1,261,500	24/01/2026
2	16 Scurry Dr CROYDON 3136	\$1,325,000	18/12/2025
3	9 Drewett Cirt CROYDON 3136	\$1,400,000	10/12/2025

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:

20/04/2026 12:10



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Property Type: House
Land Size: 629 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending March 2026: \$957,500

Comparable Properties



11 Scurry Dr CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$1,261,500
Method: Private Sale
Date: 24/01/2026
Property Type: House (Res)
Land Size: 573 sqm approx



16 Scurry Dr CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$1,325,000
Method: Private Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 448 sqm approx



9 Drewett Cirt CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$1,400,000
Method: Sold Before Auction
Date: 10/12/2025
Property Type: House (Res)
Land Size: 523 sqm approx

Account - Jellis Craig | P: 03 9870 6211