

# 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

7 William Road, 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 \$799,000 & \$870,000

### Median sale price

Median price \$919,250 Property Type House Suburb Croydon

Period - From 01/01/2026 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	33 Jackson St CROYDON 3136	\$870,000	15/04/2026
2	13 Aminga Ct CROYDON 3136	\$833,000	22/03/2026
3	12 Elizabeth St CROYDON 3136	\$816,000	18/12/2025

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:

28/04/2026 10:29



3   1   2

**Property Type:** House  
**Land Size:** 588 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$799,000 - \$870,000  
**Median House Price**  
March quarter 2026: \$919,250

## Comparable Properties



**33 Jackson St CROYDON 3136 (REI)**

**Agent Comments**

3   1   3

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 15/04/2026  
**Property Type:** House  
**Land Size:** 398 sqm approx



**13 Aminga Ct CROYDON 3136 (REI)**

**Agent Comments**

3   1   2

**Price:** \$833,000  
**Method:** Private Sale  
**Date:** 22/03/2026  
**Property Type:** House (Res)  
**Land Size:** 404 sqm approx



**12 Elizabeth St CROYDON 3136 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$816,000  
**Method:** Auction Sale  
**Date:** 18/12/2025  
**Property Type:** House (Res)  
**Land Size:** 441 sqm approx

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