

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

2 Silvergrass Court, Croydon Vic 3136

Indicative selling price

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

Range between

\$700,000

&

\$770,000

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	5/343 Mt Dandenong Rd CROYDON 3136	\$750,000	09/12/2025
2	9/6-8 Surrey Rd.W CROYDON 3136	\$719,000	03/12/2025
3	2/40 Dorset Rd CROYDON 3136	\$700,000	29/10/2025

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:

05/03/2026 15:06

Ash Thompson
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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

December quarter 2025: \$983,500



 2  2  2

Property Type: House

Land Size: 243 sqm approx

Agent Comments

Comparable Properties



5/343 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments

 2  2  1

Price: \$750,000

Method: Private Sale

Date: 09/12/2025

Property Type: Unit

Land Size: 231 sqm approx



9/6-8 Surrey Rd.W CROYDON 3136 (REI)

Agent Comments

 2  2  1

Price: \$719,000

Method: Private Sale

Date: 03/12/2025

Property Type: Unit

Land Size: 354 sqm approx



2/40 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

 2  2  1

Price: \$700,000

Method: Private Sale

Date: 29/10/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211