

# 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 Midhurst 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 \$1,150,000 & \$1,250,000

### 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	35 Glen Av CROYDON 3136	\$1,230,000	15/12/2025
2	40 Stirling Rd CROYDON 3136	\$1,250,000	09/09/2025
3			

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: 04/03/2026 15:11

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**Property Type:** House  
**Land Size:** 1200 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

December quarter 2025: \$983,500

## Comparable Properties



35 Glen Av CROYDON 3136 (REI)

**Agent Comments**

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**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 15/12/2025  
**Property Type:** House  
**Land Size:** 1166 sqm approx



40 Stirling Rd CROYDON 3136 (VG)

**Agent Comments**

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**Price:** \$1,250,000  
**Method:** Sale  
**Date:** 09/09/2025  
**Property Type:** House (Res)  
**Land Size:** 1798 sqm approx

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.

Account - Jellis Craig | P: 03 9870 6211



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