

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

4/10 Jarvis Avenue, Croydon Vic 3136

Indicative selling price

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

Single price

\$799,000

Median sale price

Median price

\$715,000

Property Type

Unit

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	1/19 Sellick Dr CROYDON 3136	\$822,000	20/01/2026
2	3/186 Dorset Rd CROYDON 3136	\$800,000	14/01/2026
3	3/59 Surrey Rd.E CROYDON 3136	\$831,000	15/10/2025

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:

06/03/2026 11:40



3 2 2

Property Type: Unit
Land Size: 422 sqm approx
Agent Comments

Indicative Selling Price
\$799,000
Median Unit Price
December quarter 2025: \$715,000

Comparable Properties



1/19 Sellick Dr CROYDON 3136 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$822,000
Method: Private Sale
Date: 20/01/2026
Property Type: House
Land Size: 415 sqm approx



3/186 Dorset Rd CROYDON 3136 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$800,000
Method: Private Sale
Date: 14/01/2026
Property Type: House
Land Size: 502 sqm approx



3/59 Surrey Rd.E CROYDON 3136 (REI)

[Agent Comments](#)

3 2 2

Price: \$831,000
Method: Private Sale
Date: 15/10/2025
Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211