

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

2/3 Parris Road, Croydon Vic 3136

Indicative selling price

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

Range between \$900,000 & \$950,000

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	2/9 Bainbridge Ct KILSYTH 3137	\$930,000	30/10/2025
2	2/25 Vinter Av CROYDON 3136	\$945,000	20/02/2026
3	10a Minkara Ct CROYDON 3136	\$987,000	04/09/2025

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:

24/02/2026 16:59

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Indicative Selling Price

\$900,000 - \$950,000

Median House Price

December quarter 2025: \$983,500



 4  2  1

Property Type: Townhouse

Land Size: 229 sqm approx

Agent Comments

Comparable Properties



2/9 Bainbridge Ct KILSYTH 3137 (REI/VG)

Agent Comments

 4  2  2

Price: \$930,000

Method: Private Sale

Date: 30/10/2025

Property Type: House (Res)



2/25 Vinter Av CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$945,000

Method: Private Sale

Date: 20/02/2026

Property Type: Unit

Land Size: 265 sqm approx



10a Minkara Ct CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$987,000

Method: Private Sale

Date: 04/09/2025

Property Type: House

Land Size: 452 sqm approx

Account - Jellis Craig | P: 03 8841 4888