

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

2/13 Louisa Street, Croydon Vic 3136

Indicative selling price

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

Range between \$665,000 & \$695,000

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	1/18 View St CROYDON 3136	\$705,000	04/02/2026
2	5/18-20 Louisa St CROYDON 3136	\$680,000	27/01/2026
3	3/14 Glen Dhu Rd KILSYTH 3137	\$711,000	18/11/2025

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:

27/02/2026 09:57



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Property Type: Unit
Land Size: 199 sqm approx
Agent Comments

Indicative Selling Price
\$665,000 - \$695,000
Median Unit Price
December quarter 2025: \$715,000

Comparable Properties



1/18 View St CROYDON 3136 (REI)

[Agent Comments](#)

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Price: \$705,000
Method: Private Sale
Date: 04/02/2026
Property Type: Unit
Land Size: 274 sqm approx



5/18-20 Louisa St CROYDON 3136 (REI)

[Agent Comments](#)

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Price: \$680,000
Method: Private Sale
Date: 27/01/2026
Property Type: Unit



3/14 Glen Dhu Rd KILSYTH 3137 (VG)

[Agent Comments](#)

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Price: \$711,000
Method: Sale
Date: 18/11/2025
Property Type: Flat/Unit/Apartment (Res)

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