

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

242a Yarra Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,127,500

Property Type House

Suburb Croydon North

Period - From 01/07/2025

to

30/06/2026

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	278 Maroondah Hwy CROYDON 3136	\$940,000	11/08/2026
2			
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:

07/09/2026 15:43



3 2 2

Property Type: House
Land Size: 480 sqm approx
Agent Comments

Sharyn de Vries
9870 6211
0401 031 082
sharyndeuries@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending June 2026: \$1,127,500

Comparable Properties



278 Maroondah Hwy CROYDON 3136 (REI)

3 2 2

Agent Comments

Price: \$940,000
Method: Private Sale
Date: 11/08/2026
Property Type: House
Land Size: 506.25 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.