

## 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  
17 Grayling Crescent, Croydon Vic 3136

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

#### 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
1 138 Mt Dandenong Rd CROYDON 3136	\$811,000	02/09/2025
2 4 Robinson St CROYDON 3136	\$995,000	27/08/2025
3 31 Grayling Cr CROYDON 3136	\$876,000	09/08/2025

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:



**Property Type:** House

**Land Size:** 653 sqm approx

Agent Comments

**Indicative Selling Price**

\$750,000 - \$800,000

**Median House Price**

December quarter 2025: \$983,500

## Comparable Properties



**138 Mt Dandenong Rd CROYDON 3136 (REI)**

Agent Comments



**Price:** \$811,000

**Method:** Private Sale

**Date:** 02/09/2025

**Property Type:** House (Res)

**Land Size:** 757 sqm approx



**4 Robinson St CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$995,000

**Method:** Auction Sale

**Date:** 27/08/2025

**Property Type:** House (Res)

**Land Size:** 834 sqm approx



**31 Grayling Cr CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$876,000

**Method:** Auction Sale

**Date:** 09/08/2025

**Property Type:** House (Res)

**Land Size:** 651 sqm approx

## Account - Heavyside



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