

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$800,000

### 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	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:

21/01/2026 10:57

17 Grayling Crescent, Croydon Vic 3136

Stefan Cook  
0423 858 058  
stefan@heavyside.co



3 1 4

**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**

3 1 5

**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**

3 1 1

**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**

3 2 2

**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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