

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 17 Devon Street, Croydon Vic 3136
Including suburb and postcode

Indicative selling price

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

Range between \$775,000 & \$850,000

Median sale price

Median price \$789,950 Property Type Vacant land Suburb Croydon
Period - From 23/01/2025 to 22/01/2026 Source Property Data

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	39 Webster Av CROYDON 3136	\$790,000	05/08/2025
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:

23/01/2026 11:21



Property Type:

Land Size: 552 (approx) sqm
approx

Agent Comments

Indicative Selling Price

\$775,000 - \$850,000

Median Land Price

23/01/2025 - 22/01/2026: \$789,950

Comparable Properties



39 Webster Av CROYDON 3136 (REI/VG)



Price: \$790,000

Method: Private Sale

Date: 05/08/2025

Property Type: Land

Land Size: 868 sqm approx

Agent Comments

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.

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200