

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 Devon Street, Croydon Vic 3136

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

17 Devon Street, Croydon Vic 3136



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)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 05/08/2025
Property Type: Land
Land Size: 868 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.

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



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