

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

141a Hull Road, Croydon Vic 3136

Indicative selling price

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

Range between \$795,000 & \$870,000

Median sale price

Median price \$950,000 Property Type House Suburb Croydon

Period - From 01/01/2025 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	5/4 Annie Ct CROYDON 3136	\$900,000	20/03/2026
2	2/6 Judith Ct CROYDON 3136	\$798,627	07/11/2025
3	12 Silvergrass Ct CROYDON 3136	\$885,000	29/10/2025

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:

30/03/2026 12:27

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3 2 2

Property Type: House
Land Size: 272 sqm approx
Agent Comments

Indicative Selling Price
\$795,000 - \$870,000
Median House Price
Year ending December 2025: \$950,000

Comparable Properties



5/4 Annie Ct CROYDON 3136 (REI)

[Agent Comments](#)

3 2 2

Price: \$900,000
Method: Sold Before Auction
Date: 20/03/2026
Property Type: House
Land Size: 304 sqm approx



2/6 Judith Ct CROYDON 3136 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$798,627
Method: Private Sale
Date: 07/11/2025
Property Type: House (Res)
Land Size: 291 sqm approx



12 Silvergrass Ct CROYDON 3136 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$885,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 320 sqm approx

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354