

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

15/10-12 Ray Street, Croydon Vic 3136

Indicative selling price

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

Range between \$565,000

&

\$595,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Croydon

Period - From 23/07/2025

to

22/07/2026

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	40/83a Lincoln Rd CROYDON 3136	\$600,000	12/05/2026
2	8/10-12 Ray St CROYDON 3136	\$625,000	30/04/2026
3	3/68 Hewish Rd CROYDON 3136	\$618,000	20/04/2026

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:

23/07/2026 13:09

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Indicative Selling Price

\$565,000 - \$595,000

Median Unit Price

23/07/2025 - 22/07/2026: \$710,000



2 1 1

Property Type: Unit

Land Size: 156 sqm approx

Agent Comments

Comparable Properties



40/83a Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 12/05/2026

Property Type: Unit

Land Size: 182 sqm approx



8/10-12 Ray St CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Private Sale

Date: 30/04/2026

Property Type: Unit

Land Size: 173 sqm approx



3/68 Hewish Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$618,000

Method: Private Sale

Date: 20/04/2026

Property Type: Unit

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