

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

10 Frederick Street, Croydon Vic 3136

Indicative selling price

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

Range between \$770,000 & \$840,000

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	22 Hull Rd CROYDON 3136	\$850,000	16/12/2025
2	12 Ellesmere Av CROYDON 3136	\$820,000	26/11/2025
3	138 Mt Dandenong Rd CROYDON 3136	\$811,000	02/09/2025

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:

04/02/2026 15:00

Daniel Broadbent
9870 6211

0424 155 476

danielbroadbent@jellisrcraig.com.au

Indicative Selling Price

\$770,000 - \$840,000

Median House Price

December quarter 2025: \$983,500



 3  1  4

Property Type: House

Land Size: 984 sqm approx

Agent Comments

Comparable Properties



22 Hull Rd CROYDON 3136 (REI)

Agent Comments

 3  3  2

Price: \$850,000

Method: Private Sale

Date: 16/12/2025

Property Type: House (Res)

Land Size: 810 sqm approx



12 Ellesmere Av CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$820,000

Method: Private Sale

Date: 26/11/2025

Property Type: House

Land Size: 747 sqm approx



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

Account - Jellis Craig | P: 03 9870 6211