

## 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

16 Glen Avenue, Croydon Vic 3136

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$983,500</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Croydon</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	56 Murray Rd CROYDON 3136	\$1,165,000	15/12/2025
2	40 Toorak Av CROYDON 3136	\$1,150,000	26/11/2025
3	6 Julie Rd CROYDON 3136	\$1,125,000	22/11/2025

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:

17/02/2026 10:04



4 2 2

**Property Type:** House

**Land Size:** 2089 (approx) sqm  
approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

December quarter 2025: \$983,500

## Comparable Properties



**56 Murray Rd CROYDON 3136 (REI/VG)**

3 2 3

**Price:** \$1,165,000

**Method:** Private Sale

**Date:** 15/12/2025

**Property Type:** House (Res)

**Land Size:** 1409 sqm approx

Agent Comments



**40 Toorak Av CROYDON 3136 (REI/VG)**

3 1 1

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 26/11/2025

**Property Type:** House (Res)

**Land Size:** 1276 sqm approx

Agent Comments



**6 Julie Rd CROYDON 3136 (REI/VG)**

3 1 3

**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 22/11/2025

**Property Type:** House

**Land Size:** 1012 sqm approx

Agent Comments