

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 33 Jackson Street, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000 & \$825,000

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	14 Aminga Ct CROYDON 3136	\$820,000	08/12/2025
2	4 Cameron Rd CROYDON 3136	\$820,000	20/11/2025
3	1/149 Lincoln Rd CROYDON 3136	\$772,000	23/09/2025

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: 18/03/2026 11:49

Jack Sammut
9870 6211
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3 bedrooms 1 bathroom 3 cars

Property Type: House
Land Size: 398 sqm approx
Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

December quarter 2025: \$983,500

Comparable Properties



14 Aminga Ct CROYDON 3136 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$820,000
Method: Private Sale
Date: 08/12/2025
Property Type: House
Land Size: 380 sqm approx



4 Cameron Rd CROYDON 3136 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$820,000
Method: Private Sale
Date: 20/11/2025
Property Type: House
Land Size: 354 sqm approx



1/149 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$772,000
Method: Private Sale
Date: 23/09/2025
Property Type: House
Land Size: 410 sqm approx

Account - Jellis Craig | P: 03 9870 6211