

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

1/26-28 Leigh Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Croydon

Period - From

01/04/2026

to

30/06/2026

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	2/244 Dorset Rd CROYDON 3136	\$726,000	27/04/2026
2	8/36-38 Vernon St CROYDON 3136	\$790,000	16/04/2026
3	7/100-108 Hull Rd CROYDON 3136	\$760,000	20/03/2026

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:

04/08/2026 13:00

1/26-28 Leigh Road, Croydon Vic 3136

JellisCraig

Neo Wei
9870 6211
0420 309 891
NeoWei@jelliscraig.com.au



 3  2  2

Property Type: Unit
Land Size: 284 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
June quarter 2026: \$720,000

Comparable Properties



2/244 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$726,000
Method: Private Sale
Date: 27/04/2026
Property Type: House (Res)
Land Size: 422 sqm approx



8/36-38 Vernon St CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$790,000
Method: Private Sale
Date: 16/04/2026
Property Type: Unit
Land Size: 270 sqm approx



7/100-108 Hull Rd CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$760,000
Method: Private Sale
Date: 20/03/2026
Property Type: Unit
Land Size: 372 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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