

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
17 Grayling Crescent, Croydon Vic 3136

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	138 Mt Dandenong Rd CROYDON 3136	\$811,000	02/09/2025
2	31 Grayling Cr CROYDON 3136	\$876,000	09/08/2025
3			

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:



3



1



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

Year ending September 2025: \$910,750

Comparable Properties

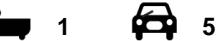


138 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments



3



1



5

Price: \$811,000

Method: Private Sale

Date: 02/09/2025

Property Type: House (Res)

Land Size: 757 sqm approx

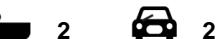


31 Grayling Cr CROYDON 3136 (REI)

Agent Comments



3



2



2

Price: \$876,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 651 sqm approx

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.

Account - Heavyside