

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$910,750

Property Type

House

Suburb

Croydon

Period - From

01/10/2024

to

30/09/2025

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	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:

06/11/2025 13:21

17 Grayling Crescent, Croydon Vic 3136

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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



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