

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

2/19 Ainslie Park Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$945,000 Property Type House Suburb Croydon

Period - From 06/01/2025 to 05/01/2026 Source Property Data

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	3/14 Ryland Av CROYDON 3136	\$887,000	18/11/2025
2	10a Blue Mist Dr CROYDON SOUTH 3136	\$941,500	02/08/2025
3	1 Seares Dr RINGWOOD EAST 3135	\$903,500	31/07/2025

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:

06/01/2026 16:29



Rooms: 6

Property Type: Townhouse (Res)

Land Size: 484 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

06/01/2025 - 05/01/2026: \$945,000

Comparable Properties



3/14 Ryland Av CROYDON 3136 (REI)



Price: \$887,000

Method: Private Sale

Date: 18/11/2025

Property Type: Townhouse (Res)

Land Size: 449 sqm approx

Agent Comments



10a Blue Mist Dr CROYDON SOUTH 3136 (REI/VG)



Price: \$941,500

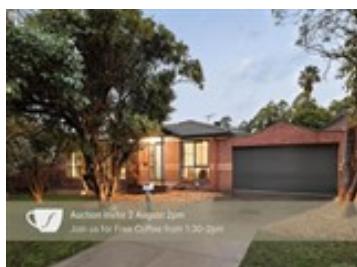
Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 426 sqm approx

Agent Comments



1 Seares Dr RINGWOOD EAST 3135 (REI/VG)



Price: \$903,500

Method: Sold Before Auction

Date: 31/07/2025

Property Type: House (Res)

Land Size: 514 sqm approx

Agent Comments

Account - Woodards | P: 0390563899