

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



 3  2  2

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)

Agent Comments

 3  2  2

Price: \$887,000
Method: Private Sale
Date: 18/11/2025
Property Type: Townhouse (Res)
Land Size: 449 sqm approx



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

Agent Comments

 3  2  2

Price: \$941,500
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 426 sqm approx



1 Seares Dr RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  2  2

Price: \$903,500
Method: Sold Before Auction
Date: 31/07/2025
Property Type: House (Res)
Land Size: 514 sqm approx

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