

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

23A Jarvis Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$945,000

Property Type

House

Suburb

Croydon

Period - From

18/08/2025

to

17/08/2026

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	40 Sellick Dr CROYDON 3136	\$786,500	05/08/2026
2	20 Lionel Cr CROYDON 3136	\$812,000	18/07/2026
3	4/10 Jarvis Av CROYDON 3136	\$788,000	13/03/2026

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:

18/08/2026 11:28



3
 1
 2

Property Type:

Divorce/Estate/Family Transfers

Land Size: 503 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median House Price

18/08/2025 - 17/08/2026: \$945,000

Comparable Properties

**40 Sellick Dr CROYDON 3136 (REI)**

Agent Comments

3
 1
 1

Price: \$786,500**Method:** Private Sale**Date:** 05/08/2026**Property Type:** House**Land Size:** 402 sqm approx**20 Lionel Cr CROYDON 3136 (REI)**

Agent Comments

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 1
 1

Price: \$812,000**Method:** Private Sale**Date:** 18/07/2026**Property Type:** House**Land Size:** 428 sqm approx**4/10 Jarvis Av CROYDON 3136 (REI/VG)**

Agent Comments

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 2
 2

Price: \$788,000**Method:** Private Sale**Date:** 13/03/2026**Property Type:** Unit**Land Size:** 422 sqm approx