

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

48 Jesmond Road, 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 \$940,750

Property Type House

Suburb Croydon

Period - From 19/12/2024

to

18/12/2025

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	9 Kauri Ct CROYDON 3136	\$920,000	16/10/2025
2	23 Sellick Dr CROYDON 3136	\$970,000	07/10/2025
3	38 Glenwood Dr CROYDON 3136	\$920,000	21/08/2025

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:

19/12/2025 13:30



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
19/12/2024 - 18/12/2025: \$940,750

Comparable Properties



9 Kauri Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 16/10/2025
Property Type: House
Land Size: 454 sqm approx



23 Sellick Dr CROYDON 3136 (REI)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 07/10/2025
Property Type: House (Res)
Land Size: 880 sqm approx



38 Glenwood Dr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 21/08/2025
Property Type: House
Land Size: 863 sqm approx