

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

24 Smith Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$1,320,000 & \$1,450,000

Median sale price

Median price \$919,250 Property Type House Suburb Croydon

Period - From 01/01/2026 to 31/03/2026 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	9 Faull CI CROYDON NORTH 3136	\$1,265,000	12/03/2026
2	13 Somerset Cr CROYDON 3136	\$1,053,000	27/02/2026
3	33 Smith Av CROYDON 3136	\$1,185,000	19/11/2025

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:

15/05/2026 10:16



 4  2  2

Property Type: House
Land Size: 1332 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,320,000 - \$1,450,000
Median House Price
 March quarter 2026: \$919,250

Comparable Properties



9 Faull CI CROYDON NORTH 3136 (REI)

Agent Comments

 4  2  4

Price: \$1,265,000
Method: Private Sale
Date: 12/03/2026
Property Type: House
Land Size: 2056 sqm approx



13 Somerset Cr CROYDON 3136 (REI/VG)

Agent Comments

 4  2  6

Price: \$1,053,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 916 sqm approx



33 Smith Av CROYDON 3136 (REI/VG)

Agent Comments

 4  2  5

Price: \$1,185,000
Method: Private Sale
Date: 19/11/2025
Property Type: House
Land Size: 836 sqm approx

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