

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

1/10a Gordon Street, Croydon Vic 3136

Indicative selling price

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

Range between \$795,000 & \$874,500

Median sale price

Median price \$957,500 Property Type House Suburb Croydon

Period - From 01/04/2025 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	1 Newhaven La CROYDON 3136	\$873,000	07/05/2026
2	1a Tennyson Av KILSYTH 3137	\$855,500	24/04/2026
3	141A Hull Rd CROYDON 3136	\$875,000	22/04/2026

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:

12/05/2026 20:05



Property Type:
Agent Comments

Indicative Selling Price
\$795,000 - \$874,500
Median House Price
Year ending March 2026: \$957,500

Comparable Properties



1 Newhaven La CROYDON 3136 (REI)

[Agent Comments](#)



Price: \$873,000
Method: Private Sale
Date: 07/05/2026
Property Type: Townhouse (Single)
Land Size: 395 sqm approx



1a Tennyson Av KILSYTH 3137 (REI)

[Agent Comments](#)



Price: \$855,500
Method: Private Sale
Date: 24/04/2026
Property Type: House
Land Size: 405 sqm approx



141A Hull Rd CROYDON 3136 (REI)

[Agent Comments](#)



Price: \$875,000
Method: Private Sale
Date: 22/04/2026
Property Type: House
Land Size: 272 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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