

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 2/8 Ellesmere Avenue, Croydon Vic 3136
Including suburb and postcode

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Croydon
Period - From 04/02/2025 to 03/02/2026 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	11/300-308 MT DANDEMONG Rd CROYDON 3136	\$550,000	24/12/2025
2	6/16-18 Landale Av CROYDON 3136	\$506,000	03/12/2025
3	16/83a Lincoln Rd CROYDON 3136	\$520,000	07/11/2025

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:

04/02/2026 15:53

**Property Type:**

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

04/02/2025 - 03/02/2026: \$695,000

Comparable Properties

**11/300-308 MT DANDEMONG Rd CROYDON 3136 (REI)**

Agent Comments

**Price:** \$550,000**Method:** Private Sale**Date:** 24/12/2025**Property Type:** Unit**Land Size:** 183 sqm approx**6/16-18 Landale Av CROYDON 3136 (REI)**

Agent Comments

**Price:** \$506,000**Method:** Private Sale**Date:** 03/12/2025**Property Type:** Unit**16/83a Lincoln Rd CROYDON 3136 (REI/VG)**

Agent Comments

**Price:** \$520,000**Method:** Private Sale**Date:** 07/11/2025**Property Type:** Unit**Account - Ray White Croydon | P: 03 9725 7444**