

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

2/8 Ellesmere Avenue, Croydon Vic 3136

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 DANDENONG 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 DANDENONG 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

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