

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

1/15 EDITH AVENUE CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Croydon

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

17/12-22 CUTTS AVENUE CROYDON VIC 3136	\$720,000	24-Apr-26
34/12-22 CUTTS AVENUE CROYDON VIC 3136	\$730,000	04-Feb-26
1/43-45 BEAUFORT ROAD CROYDON VIC 3136	\$685,000	06-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 14 July 2026


**17/12-22 CUTTS AVENUE
CROYDON VIC 3136**
 3  1  2

Sold Price **\$720,000** Sold Date **24-Apr-26**

Distance **0.17km**

**34/12-22 CUTTS AVENUE
CROYDON VIC 3136**
 3  1  2

Sold Price **\$730,000** Sold Date **04-Feb-26**

Distance **0.21km**

**1/43-45 BEAUFORT ROAD
CROYDON VIC 3136**
 3  1  2

Sold Price **\$685,000** Sold Date **06-Feb-26**

Distance **0.34km**

**4/36 CARCOOLA ROAD
RINGWOOD EAST VIC 3135**
 2  1  1

Sold Price Sold Date **14-Jan-26**

Distance **0.63km**
RS = Recent sale

UN = Undisclosed Sale

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