

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

1/53 Kent Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$440,000

&

\$470,000

Median sale price

Median price \$717,000

Property Type Unit

Suburb Croydon

Period - From 01/07/2025

to

30/06/2026

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	8/53 Kent Av CROYDON 3136	\$436,000	17/06/2026
2	39/13-15 Hewish Rd CROYDON 3136	\$431,000	28/03/2026
3			

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:

27/08/2026 09:35

1/53 Kent Avenue, Croydon Vic 3136

JellisCraig

Chris Clerke

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000 - \$470,000

Median Unit Price

Year ending June 2026: \$717,000

Comparable Properties



8/53 Kent Av CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$436,000

Method: Private Sale

Date: 17/06/2026

Property Type: Apartment



39/13-15 Hewish Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$431,000

Method: Private Sale

Date: 28/03/2026

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9870 6211



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