

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

2/69 KENT 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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2025

to

31 Aug 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

5 JULIE ROAD CROYDON VIC 3136	\$735,000	06-May-26
70 YARRA ROAD CROYDON NORTH VIC 3136	\$815,000	05-May-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 September 2026



5 JULIE ROAD CROYDON VIC 3136

Sold Price

\$735,000

Sold Date **06-May-26**

3

1

1

Distance

1.61km



**70 YARRA ROAD CROYDON
NORTH VIC 3136**

Sold Price

\$815,000

Sold Date **05-May-26**

3

1

1

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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