

## 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

3/7 MOORE AVENUE CROYDON VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 2/9 THACKERAY COURT CROYDON VIC 3136  | \$815,000 | 16-Jul-26 |
| 42A SEVENOAKS AVENUE CROYDON VIC 3136 | \$850,000 | 01-Apr-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: 15 September 2026



**2/9 THACKERAY COURT  
CROYDON VIC 3136**

3 2 2

Sold Price **\$815,000** Sold Date **16-Jul-26**  
Distance **0.66km**



**42A SEVENOAKS AVENUE  
CROYDON VIC 3136**

3 2 2

Sold Price **\$850,000** Sold Date **01-Apr-26**  
Distance **1.99km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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