

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

5/21-23 Cutts Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$620,000

&

\$650,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Croydon

Period - From

01/04/2026

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	12/35-43 Kent Av CROYDON 3136	\$650,000	03/05/2026
2	2/49-51 Beaufort Rd CROYDON 3136	\$650,000	18/04/2026
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:

15/07/2026 12:48

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2 1 1

Property Type: Unit
Land Size: 210 sqm approx
Agent Comments

Indicative Selling Price

\$620,000 - \$650,000

Median Unit Price

June quarter 2026: \$720,000

Comparable Properties



12/35-43 Kent Av CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 03/05/2026
Property Type: Unit
Land Size: 142 sqm approx



2/49-51 Beaufort Rd CROYDON 3136 (REI)

Agent Comments

2 1 2

Price: \$650,000
Method: Private Sale
Date: 18/04/2026
Property Type: Unit
Land Size: 163 sqm approx

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.

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